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Our reference: EHTC/
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FAO Mr Paul Palgrave

Dear Sirs

Addendum: Pre-Application Advice on the proposed commercial redevelopment at Holbeach Road, Spalding

EHT&C were instructed by email on 19th March 2019 by Paul Palgrave of GeoInvestigations Limited to undertake a supplementary review of a revised 'Remediation Strategy and Verification Plan For New Lidl Supermarket At Holbeach Road Spalding' Ref 1057-R-01A Revision A, March 2019.

This brief letter report represents an addendum to our previous report 'Pre-Application advice on the proposed commercial development at Holbeach Road, Spalding' dated 06/03/2019. It is assumed that the reader has access to both of the above-mentioned documents when considering the information presented below.

Please note that the comments relate solely to human health exposure to contaminants identified at the time of writing. Following review of the original remediation strategy and verification report (dated February 2019) a limited number of comments were made which required further consideration. They have been addressed in the revised report and comments are made below:

Site Specific Human Health Assessment Criteria – Groundwater

Both the most recent trial pit groundwater sample and the data from the 2017 investigation were assessed for potential impact to offsite residential receptors, on a minimal risk level basis.

The ADE/HCV ratio was greater than 1 for the following determinates, and as such remedial action was recommended in order to protect off site receptors:

- Benzene
- Xylenes
- 1,2,4 trimethylbenzene,
- Aromatic >C10-C12
- Aliphatic > C5-C6
- Aliphatic >C6-C8
- Aliphatic >C8-C10

Proposed remedial targets for groundwater were calculated and presented in table 2. They were set at the ADE/HCV = 1 for the above-mentioned determinates, or the current groundwater concentration for other contaminants of concern. Detailed derivation was presented in Appendix 5. These remedial targets with respect to human health are considered acceptable.

Proposed remediation methodology

The proposal to install groundwater monitoring boreholes along the western boundary is welcomed. This will give a significantly greater level of confidence that the proposed remediation outcomes have been achieved.

It is presumed that the potential for asbestos exposure during construction will be covered by the principal contractor under their obligations through the CDM Regulations.

The specification of appropriate potable water supply pipes has not been detailed.

Validation / verification report

The proposals for validation and verification presented in Appendix 6 are acceptable.

Conclusion

A review has been undertaken of the pertinent site investigation data and revised proposed Remediation Strategy and verification Plan for a proposed supermarket at Holbeach Road, Spalding in advance of submission to the LPA for the satisfaction of planning conditions relating to land contamination.

The proposals presented are fine in principle and represent a reasonable approach to remediation at this location.

As always, the potential for unforeseen circumstances exists, and the risk that further remediation will be required once bulk contaminant load has been removed must be anticipated to allow for delays caused by non-compliance.

We trust that this is to your satisfactory, please do not hesitate to contact us if we can be of any further assistance.

Yours faithfully



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