

M Scott / Architectural Design

Ground Remediation Proposals

At

Proposed development at The Old Forge, 27a Park Street, Baldock SG7 6DY (Planning ref: 21/02872/FP and 23/02400/S73). Under application ref: 23/01381/DOC Part a of condition 11 has been discharged. This application is for the discharge of parts b & c of condition 9 (was 11).

A preliminary investigation report and ground investigation report have been previously submitted (Ref: 23/01381/DOC) to the Local Authority and discharged part 11(a) of the associated planning conditions.

The Report Summary of Chemical Analysis of the soil (noted in Table 2), shows elevated levels of arsenic in M3 and elevated levels of lead, petroleum hydrocarbons (TPH C10-C24), benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene and dibenzo(ah)anthracene are present in the near surface made ground/ soils on M2.

No raised levels are recorded in M1 or M4 towards to the front (south) areas of the site.

The new build detached unit is built over the trial hole at M1 and no remedial works are proposed to this area as no contamination was found and the whole will be covered by the new construction.

Only excess made ground was found to M4. This will be nominally reduced to take account of the construction levels required locally for the design. Similarly the front 'yard' will be excavated to a level to allow for the hard landscaping only.

The contamination found in M2 is in the made ground, at 0.15m below ground in the made ground. The location is under the proposed patio area on the converted unit. The proposed remedial works are:

- 1 The immediate area around M2, and to the area of the proposed patio (4 x 4.2m) the ground will be excavated to a depth of made ground-600mm and taken off site for disposal to a licensed disposal facility.

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- 2 The immediate area around M3, the ground will be excavated to a depth of made ground- 600mm and taken off site for disposal to a licensed disposal facility.
- 3 Site strip the existing site in the area shown hatched on drawing 1077/GR01A to an extent of 0.6m depth or the bottom of made ground (whichever comes first) and remove from site.
- 4 In areas that are to be covered by buildings or hard landscaping, no contamination was identified and no pathway is likely to exist between any source of contamination and the human receptors by ingestion or dermal contact, therefore no further remedial action is proposed.
- 5 Ground to the hard landscape areas will be excavated to the depths required by their associated constructions, and the excavated ground removed from site.
- 6 With the small area of localised contamination to M2 removed, no vapour barriers are required to the building.
- 7 Clean, certified soil will be brought to site to replace the soil removed to bring the levels back up to the finished levels.

Any clean topsoil or below ground materials to the soft landscaped areas brought to site are to be certified.

Where there is any unexpected visually or olfactory evidence of contaminated material, it is to be segregated for further classification testing prior to disposal.

Water pipes are normally laid at depths between 0.75m and 1.35m from finished ground level, and are proposed to the North-East and South of the site, and therefore no additional protective measures are proposed for these services.

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