Anavo Care Home - Soil Validation Plan

Planning Application Number: AWDM/1217/20

Construction of 66 Bedroom Care Home
85-89 Brighton Road, Lancing, BN15 8RB



Introduction
The development is to consist of the new construction of a new 66 Bedroom Care home complete with associated access roads, parking and landscaped areas. It is located off the Brighton Road in Lancing along the seafront

Planning Condition
This report is to coordinate relative reports and documentation and aid discharge of Condition 11 Planning Application Number: AWDM/1217/20, Condition 11 states the following:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

1. A Preliminary risk assessment which has identified: All previous uses: potential contaminants associated with those uses; a conceptual model of the site indicating sources, *pathways and receptors; and potentially unacceptable risks arising from contamination at the site*
2. A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

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Remediation Strategy,

The remediation strategy is set out in by Listers Geo . Report no: 21.03.016 (Draft Rev 1), issued to the Client Team – 26th May 2021

The following works are recommended :-

A watching brief and Discovery Strategy is recommended during the groundwork, particularly during the excavation of the proposed basement. Supplementary investigation including additional trial pits and possibly shallow boreholes following demolition could also be considered to further investigation the depth to the dense granular Raised Beach Deposits across the footprint of the entire proposed building to further assess the suitability of shallow foundations outside of the basement footprint. Additionally, a possible well/borehole was indicated on the historical maps in the northwestern corner of the site. We would recommend that further investigation is carried out in this area following vegetation clearance and demolition and the well/borehole made safe, if present. If a piled basement/foundation solution is required, then further deeper boreholes may be necessary to assist the design. Further sampling and testing of the Topsoil and Made Ground could be considered in order to provide greater confidence of the nature of the Lead contamination across the site. This further testing may potentially negate the implementation of a cover system from some of the proposed areas of gardens or soft landscaping away from previously elevated concentrations of Lead recorded. If excavated soils require landfill disposal then waste classification testing is recommended which is a twofold process using soil chemical testing results and the European Waste Catalogue for off-site disposal, followed by testing under the Waste Acceptance Criteria (WAC).

Further investigation has concluded/recommends that a geotextile membrane cover system should be adopted underneath the imported topsoil (300mm thick) areas, all areas including planting beds and tree pits and were checked for correct installation via Site Management team evidence of which can be validated within Site photographs

Table 1 gives Summary of Roles & Responsibilities to be adhered to.

Imported topsoil will be accompanied by Chemical test certificate and delivery tickets (to be forwarded)

TABLE 1: SUMMARY OF VALIDATION AND RESPONSIBILITIES		
Measure:	Data to be collated	Party to validate:
Removal of existing made ground / import of clean cover record. (>300mm thick) over existing made ground soils in areas proposed for soft landscaping.	Visual inspection, confirmatory soil analysis and photographic	Geo - environmental Consultant. Principal Contractor to collate data for inclusion in validation report.
Site staff are to be vigilant for other suspected contamination during the works.	General photographic records of works in the ground as a minimum.	Self-validation statement by Contractor's site team / Site Management if no suspected contamination is identified.
Quality of any imported soils	Soil transfer notes/delivery tickets confirming the source and volume.	Principal Contractor to collate and provide to Geo environmental Consultant prior to post-import testing.
Post-import validation of topsoil thickness	Depth of topsoil to be determined by means of hand–dug trial pits	Principal Contractor to collate and provide to Geo environmental Consultant prior to post-import testing
Contractors and site management to ensure pipework is installed as specified by the water supply company	Visual inspection, product information sheets and photographic record	Principal Contractor to collate data for inclusion in validation report.

Feltham Construction Ltd - Self-validation statement and commentary

Feltham Construction has carried its own Self-validation following in principle to the conditions outlined in Table 2 (above).

Feltham Construction Ltd - Self-validation

"No further suspected contamination has been identified during the construction period"

Feltham Construction Ltd - Site Management Team.

Appendices

Appendix A

Ground Investigation reports where prepared by Listers Geo and can be found in Appendix A

- Listers Geo. Report no: 21.03.016 (Draft revision 1), issued to Client Team 2th May 2021

Appendix B - Site Plans

Indication the following:

- Drainage layout
- Incoming Utility locations
- Membrane Data Sheet
- Landscaping areas – this highlights the areas which have received the membrane and topsoil

Appendix C - Site Photographs

Appendix D - Topsoil Certificate

- Attached

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Conclusion:

No additional contamination has been reported, the proposed works and source of materials for the construction of the landscaping beds and tree pits are considered acceptable, Photographic records of the use of barrier pipes, soil cover, Topsoil Certificate have been provided all which achieve the aims of the Remedial Strategy

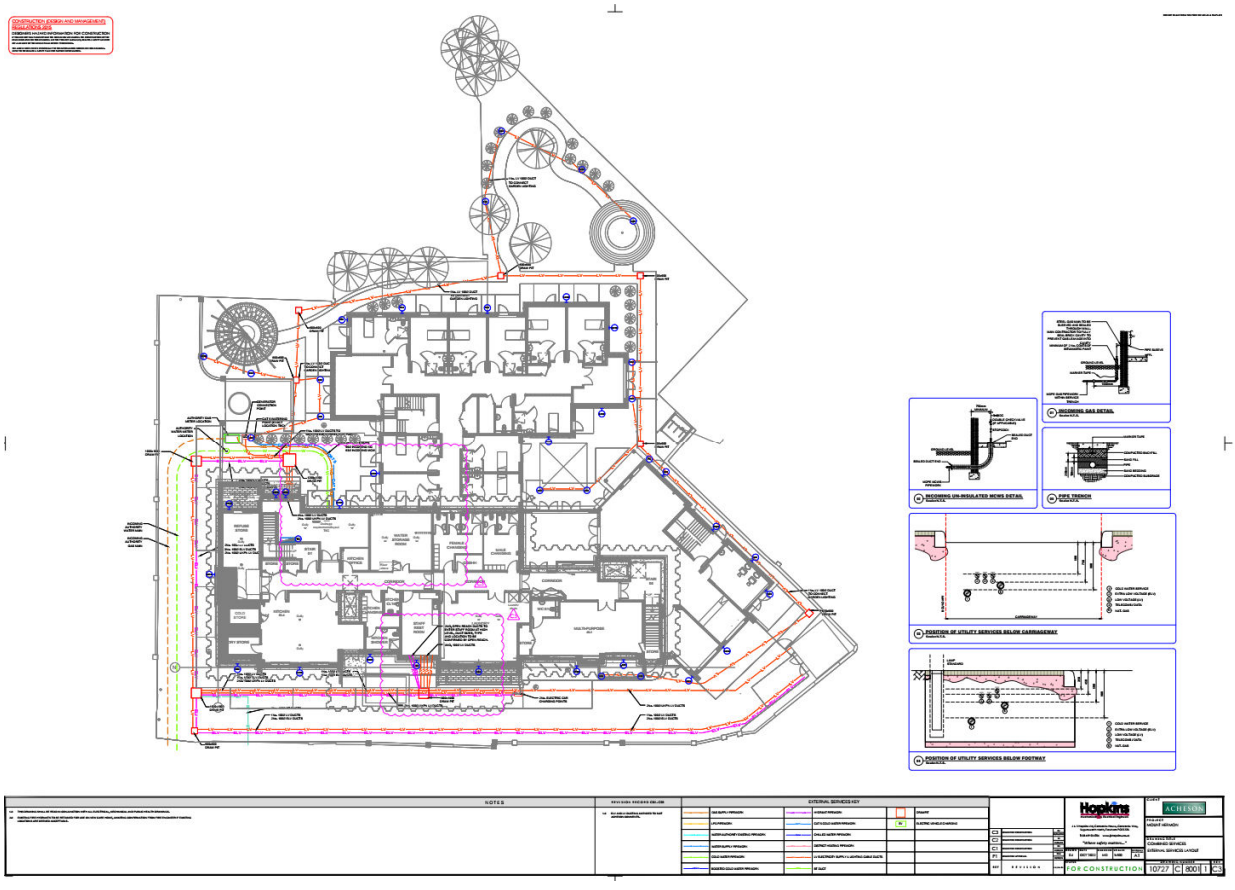
Appendix B - Site Plans

Landscaping (Green Coloured Areas – Geotextile and 300mm of Topsoil)



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Site Services



Site Drainage



Membrane Details

TECHNICAL DATASHEET

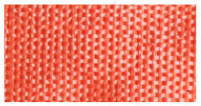
ALARM 15

TCS GEOTECHNICS

PRODUCT DESCRIPTION

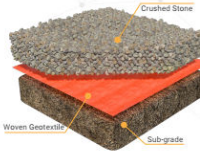
Highly visible, Alarm 15 has specifically been developed as a contaminated ground warning or marker layer.

With the increasing demand for good building land, reclamation of industrial zones are becoming more commonplace, potential hazards are now often buried and contained underground as an alternative to removal. Good environmental construction practice utilises Alarm 15 to notify future contractors and excavators of these hidden hazards.



TEST	STANDARD		ALARM15
TENSILE STRENGTH (kN/m)	EN ISO 10319	MD	10
		CD	9
ELONGATION AT MAX. LOAD (%)	EN ISO 10319	MD	22
		CD	15
CBR PUNCTURE RESISTANCE	EN ISO 12236		1500
CONE DROP PENETRATION (mm)	EN 918		18
PORE SIZE 90% FINER THAN (microns)	EN ISO 12956		330
WATER PERMEABILITY (x 10^{-3})(m/sec)	EN ISO 11058		10
EFFECT OF UV LIGHT	THE POLYPROPYLENE (PP) USED CONTAINS A UV INHIBITOR		
ROLL SIZE (m)		WIDTH LENGTH	4.5 100

1. TCS Geotechnics is a trading name of Technical Civils Solutions Ltd.
2. TCS Geotechnics Ltd reserves the right to alter product specifications without prior notice.
3. It is the responsibility of all users to satisfy themselves that the above data is current.
4. The above figures are average values obtained from testing to current EN ISO standards.
5. TCS Ltd cannot accept responsibility for the performance of these products as the conditions of use are beyond our control.
6. Installation details are available on request.



REGISTERED OFFICE ADDRESS
Units 2 & 5 Tetbury Close
Martland Industrial Park

GP Woven Geotextile

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Appendix C

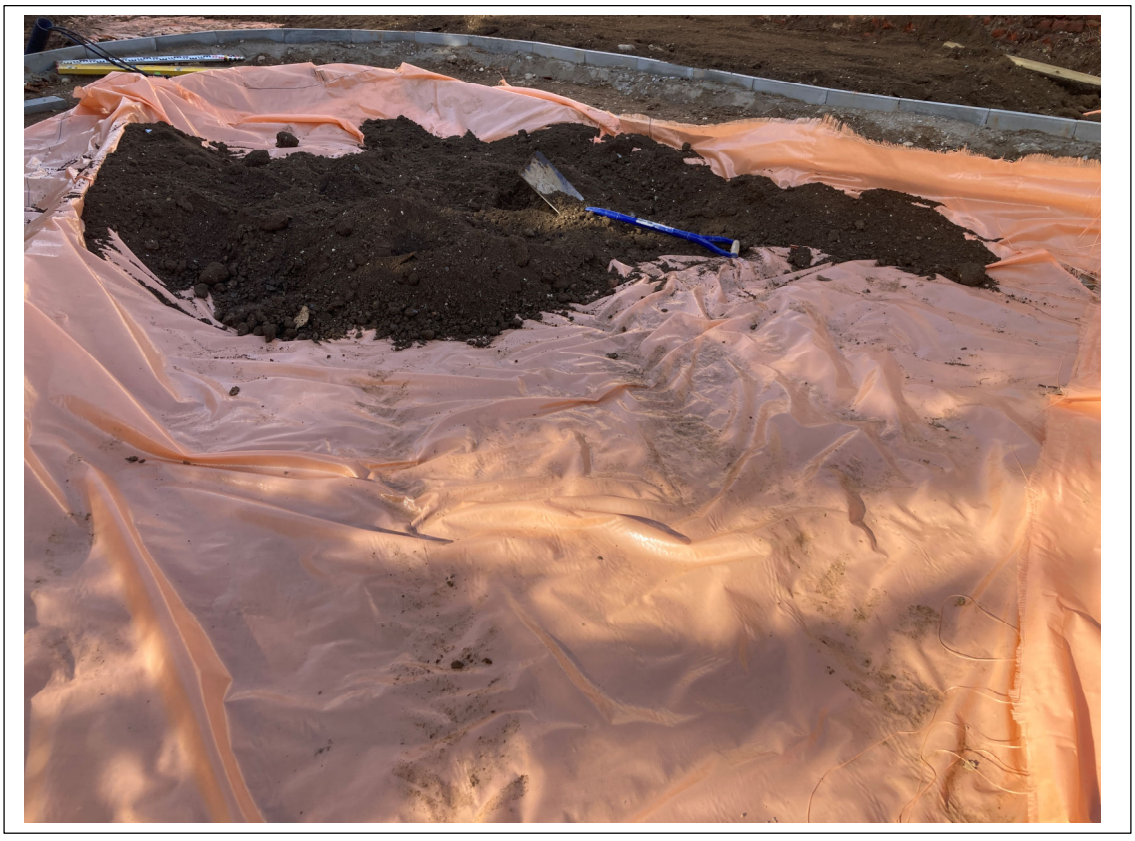
Site Photo's





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