



# Contaminated Land Additional Information on the state of Remediation for Proposed Residential Caravan Site at, Thames Street, Newton-with-Scales, Preston, PR4 3RH.

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Prepared for

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## Introduction

Further to works undertaken on the development site and following the input from the Environment Agency, Fylde Borough Council have requested additional information into the work undertaken on site. Specifically, four points/questions have been asked;

- 1) A sampling protocol that has been prepared in accordance with the guidance documents referred to above to confirm the location of the asbestos and to demonstrate the rest of the site is clear.
- 2) Confirmation of whether there are any other additional contaminants on site that would warrant remediation, and if any are identified then a further remediation strategy for these. This may require further sampling and analysis work to be undertaken across the site.
- 3) Provide details of the covering to be used for the site such as membranes, gravel and hardcore. If any material is to be imported on site then documentation must be provided detailing the origins of the material and its constituents.
- 4) To confirm that there shall be no intrusive activity on the site in areas where asbestos has been covered. These areas shall be identified on a plan and indicate the nature, depth and type of covering material used to break the pathway between the material and the potential human contact.

This document addresses these points.

- 1) No guidance documents were detailed within the correspondence received however it is understood that this point refers to the BS10175:2011+A2:2017 and BS5930:2015.

Neither document provides specifics with regard to sampling protocol with BS10175, stating that 'sampling should be undertaken on either a targeted or non-targeted basis, the number and pattern of sampling locations should be informed by the risk assessment and the hazards identified. It continues by suggesting that sampling grids vary from 25m to 50m centres, suggesting 5 samples for the Thames Street site. BS5930 is equally vague on the types and numbers of samples that should be taken.

In total three separate sets of sampling have been undertaken on site. The first undertaken by T. J. Booth Associates following the phase I report. This investigation consisted of five trial hole locations and five spoil samples distributed across the site. The results from this investigation identified exceedances of lead within the soil, principally within soil sample 3 located to the southeast corner of the site, with no

asbestos found in the samples. However asbestos sheeting was identified on the surface across the site.

These soil samples were also tested for the presence of other metals, Polycyclic Aromatic Hydrocarbons, Petroleum Hydrocarbons and VOC's (Phenol) none of which were identified.

The second round of soil sampling was undertaken by Martin Environmental Solutions following a request to sample for asbestos, following burying of the surface asbestos at depth. Three samples were taken across the site and a small amount of sheeting board was identified in one location, to the south of the site, under the proposed amenity block.

The deeply excavated soil was then placed on top of the material to provide a significant clean cover over the buried asbestos, encasing it in the ground where it will not be disturbed.

Following further work on site and at the request of Fylde Borough Council another two soils samples were taken and tested for the presence of asbestos, none was identified.

Figure 1 contains a plan of the site with the area in which the asbestos was buried marked. This is under the proposed road way on site.

- 2) As mentioned, an elevated level of lead was identified on site during the first round of sampling. The report which followed this sampling identified that the soil is not suitable for soft landscaping and recreational areas, however may remain under hardstanding.

It is intended that the majority of the site will consist of hardstanding and as such this will break the source-pathway-receptor link. The only exception of this is proposed grassed play area to be located to the north of the site (away from any identified contamination. It has been confirmed that this area will be raised by 600mm with a no dig barrier below, thus preventing a viable pathway from the elevated lad levels to any receptors on site.

- 3) Services will be provided on site to the amenity room located at the front, south of the site. These will be placed in newly dug clean trenches and backfilled with clean material brought onto site.

The remainder of the site will have a no-dig barrier placed over it followed by hardstanding, thus breaking the source-pathway-receptor linkaage. This material will be brought onto site, however documentation cannot be provided at this time until the material is purchased.

- 4) Asbestos material was buried at depth ~ 5ft with a 2ft cover (excavated material). This is located in the centre of the site and will be covered by the roadway. The area was chosen by the applicant as it will not be disturbed during the construction of the amenity room.

## Figure 1 – Sampling locations

