



**Units 1-5 Admiralty Park,
Admiralty Way,
Camberley**
Verification Report

On behalf of **Stargas Nominees Ltd**

Project Ref: 40198/3512 | Rev: 01 | Date: November 2020

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Contents

1	Introduction.....	1
1.1	Background	1
1.2	Ground Conditions.....	1
1.3	Project Personnel and Their Roles.....	3
1.4	Statutory and Regulatory Requirements	3
2	Remediation Strategy.....	6
2.1	Conceptual Model.....	6
2.2	Remediation Objectives and Methodology.....	7
2.3	Completion	8
3	Verification	9
3.1	Timeline	9
3.2	Biopiling	9
3.3	Solidification/Stabilisation (S/S).....	10
3.4	Compaction methodology.....	10
3.5	Discovery strategy	11
3.6	Groundwater treatment	11
3.7	Emission control monitoring	11
3.8	Groundwater and surface water monitoring	11
3.9	Health and safety.....	12
3.10	Correspondence with Regulatory Authorities.....	12
3.11	Ongoing monitoring requirements	12
3.12	Interim site condition.....	12
	References	14

Figures

- Figure 1 Historical Overlay
Figure 2a/b Groundwater and Surface Water Concentrations of Ammoniacal Nitrogen and Naphthalene Concentrations during Remediation Works
Figure 3 Groundwater Monitoring Boreholes

Tables

Table 1.1	Summary of Ground Conditions.....	2
Table 1.2	Project Personnel and Their Roles	3
Table 2.1	Summary of Conceptual Model and Measures to Reduce Risks to Low	6
Table 3.1	Summary Timeline of Remediation Works at Admiralty Way	9
Table 3.2	Updated Conceptual Model and Residual Measures to Reduce Risks to Low	13

Appendices

- Appendix 1 Environmental Permits
Appendix 2 Site Visit Records
Appendix 3 Compaction Methodology
Appendix 4 Regulatory Authority Correspondence

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1 Introduction

1.1 Background

- 1.1.1 Stantec UK Ltd (formerly Peter Brett Associates LLP (PBA)) has been commissioned by Stargas Nominees Ltd (the Client), to provide technical advice on geoenvironmental issues for the redevelopment of Units 1-5, Admiralty Park, Admiralty Way, Camberley.
- 1.1.2 PBA produced a ground investigation report (GIR), on behalf of the Client, to support the planning application for the redevelopment of the site (PBA, 2018). The ground investigation report included a desk study review of readily available published information on the site history and environmental setting and presented the results of an intrusive investigation that included laboratory testing on soils, groundwater and surface water from the neighbouring Blackwater River.
- 1.1.3 Based on the geoenvironmental risk assessment presented in the GIR, remedial measures were required during the redevelopment of the site to reduce unacceptable risks to human health, controlled waters and ecological systems. Consequently, PBA produced a Detailed Quantitative Risk Assessment and Remediation Action Plan (RAP) (PBA, 2019). The purpose of the RAP was to present the proposed remedial measures, and the rationale behind their selection, that were to be implemented during redevelopment of the site to mitigate the risk to receptors. The RAP was subsequently approved by Surrey Heath Borough Council (SHBC).
- 1.1.4 In 2019, McAuliffe Civil Engineering Ltd (MCEL), a specialist remediation contractor, commenced remediation of the site which formed the major part of the RAP and also constituted the enabling works for the subsequent redevelopment of the site as a car showroom by Sytner Group Ltd. These remediation works were completed in August 2020.
- 1.1.5 This Verification Report has been prepared to document the remediation works carried out by MCEL and follows the Environment Agency's (EA) Land contamination: risk management guidance on reporting requirements (EA, 2020). A separate report has been prepared by MCEL to validate their works (MCEL, 2020).
- 1.1.6 Not all the mitigation measures outlined in the RAP have been instigated at this time as some will require implementation and verification as part of the construction of the car showroom. This Verification Report only relates to the remediation and enabling works carried out by MCEL. Further verification documentation will need to be submitted at a later stage by, or on behalf of, Sytner Group to document mitigation measures employed as part of the construction works. Stantec will continue to monitor groundwater and surface water for a period of 12 months after completion of the remediation and enabling works and, on completion, these results will be reported in an addendum to this Verification Report.

1.2 Ground Conditions

- 1.2.1 Historically the site formed the substantive part of the former Camberley Gas Works up to the 1970/1980s when the site was redeveloped into an industrial estate. The site remained largely unchanged until the start of demolition works in August 2019.
- 1.2.2 The ground conditions revealed by intrusive investigation prior to remediation typically comprised Made Ground overlying Alluvium and Windlesham Formation at depth. Details of these strata are summarised in the following table. Ground level is approximately 59.5m AOD.

Table 1.1 Summary of Ground Conditions

Stratum	Level at base (m AOD)	Typical Description
Made Ground	~57.5	Generally concrete hardstanding and sub-base overlying a variable mixture of sand and gravel. Gravel is of brick, concrete, clinker, ash and asphalt with cobbles of brick and concrete. Locally very soft organic clay towards base of stratum. Buried obstructions within Made Ground including remains of old gas works structures and redundant services. Visual and olfactory evidence of hydrocarbon contamination on the site particularly within the eastern area.
Alluvium	~53.0	Locally soft peaty CLAY and peaty SAND overlying sandy GRAVEL. Visual and olfactory evidence of hydrocarbon contamination locally.
Windlesham Formation	<~44.0	Dense greenish grey slightly silty slightly gravelly fine SAND. No significant olfactory or visual impacts of hydrocarbon contamination.

- 1.2.3 Measured groundwater levels were recorded between about 1.7 and 2.9 m below ground level, corresponding to reduced levels of between about 57.0 and 57.9 m AOD. The groundwater flow direction was to the west towards the Blackwater River that forms the western boundary of the site flowing north.
- 1.2.4 The concentrations of potential contaminants in the soils present on site were generally below the assessment values appropriate for a commercial/industrial or comparable land use. The more common total petroleum hydrocarbons (TPH) fractions recorded in soil samples analysed during the ground investigation were from the middle distillate range, mainly C10 to C35. Reasonably good correlations were identified between polycyclic aromatic hydrocarbon (PAH) concentration ratios in soil samples analysed, and possible sources of carburetted water gas tar, carbonization and coke oven tar (PBA, 2018).
- 1.2.5 Asbestos was identified within the Made Ground as loose fibres and debris and as asbestos containing materials (ACMs).
- 1.2.6 Elevated concentrations of hydrocarbon contaminants were recorded in the groundwater beneath the site. Notably higher concentrations were recorded in samples taken from boreholes in the eastern area of the site, and light non-aqueous phase liquid (LNAPL) was also monitored on the surface of the groundwater in this area of the site.
- 1.2.7 The geoenvironmental risk assessment indicated that the potential risk to human health was **Moderate** except for site workers involved in earthworks or ground works for which the risk was assessed to be **High**. The risk to groundwaters (underlying Secondary A aquifer) was assessed to be **High**, to surface waters (neighbouring Blackwater River) **Moderate/High**, to ecological systems (downstream SSSI) **Moderate** and to Property (buildings) **Very Low**.

1.3 Project Personnel and Their Roles

1.3.1 Table 1.2 below details the personnel involved with the remediation and their roles.

Table 1.2 Project Personnel and Their Roles

Company	Person(s)	Role
Stargas Nominees Ltd (c/o DTZ Investors)	Kevin O'Conner	Client and landowner.
Hartbury LLP	Mike Wilson	Client's Project/Construction Manager for the remediation and enabling works.
McBains Cooper	Conor O'Brien	Pre-construction Principal Designer and Client's Contract Manager for the remediation and enabling works.
Stantec UK Ltd	Matt Green Robert Foster Richard Puttock	Geoenvironmental consultants commissioned by the Client to prepare the RAP and act as technical advisor for the Client during the works, provide part-time site attendance during the remediation groundworks and produce a verification report on completion of the works.
MCEL	Matt Handley James Cartwright Dr Chris Evans	Specialist remediation contractor. MCEL were responsible for defining the remediation methodology and for undertaking the work.
Sytner Group Ltd	John Buchan	Tenant for the redeveloped site as a car dealership/showroom.
Faithful & Gould	Graham Frost	Sytner's project manager for the construction of the car dealership/showroom.
Rodgers Leask Consulting Engineers	Lawrence Pacey Kully Toor	Sytner's engineering consultants advising their client on technical aspects of the redevelopment.

1.4 Statutory and Regulatory Requirements

Planning Conditions

1.4.1 Planning consent for the redevelopment of the site for use as a car showroom with associated parking, vehicle repair and valeting facilities and office space was approved by SHBC in December 2018 (reference 18/0491). The planning permission had twenty-two conditions. Condition 14 (requirement for the RAP) and Condition 16 (requirement for a piling risk assessment) were discharged by SHBC in February 2019 following approval of the RAP. This Verification Report has been prepared to part satisfy Condition 15, which can only be fully discharged when all the mitigation measures in the RAP have been implemented and validated.

Mobile Treatment Licence Deployment

1.4.2 Under the Environmental Permitting (England and Wales) Regulations 2016, the Environment Agency granted approval for MCEL to deploy their mobile treatment licence (ref AP3992FW/W0011) for the remediation works. The approval letter from the Environment Agency (dated 24 May 2019) and MCEL's Deployment Form are contained in Appendix E of the Validation Report (MCEL, 2020).

- 1.4.3 Routine site inspections were carried out by WAMITAB holders Roger Hudspith, Chris Kehoe and Ryan Holland of Recycling Training Services Ltd. Certifications and site inspection reports are presented in Appendix I of the Validation Report (MCEL, 2020)

Materials Management Plan

- 1.4.4 As part of the remediation works, MCEL prepared a Materials Management Plan in accordance with CL:AIRE's Definition of Waste Code of Practice. The Materials Management Plan is contained in Appendix F of the Validation Report (MCEL, 2020). A Qualified Person's declaration is provided in Appendix F of the Validation Report.

Crushing and Screening Permit

- 1.4.5 Crushing and screening plant was mobilised to site during the works to process demolition and concrete rubble. McAuliffe Civil Engineering Ltd operate environmental permits for crushing and screening plant issued by Wolverhampton City Council. They are permitted to operate these permits under the Environmental Permitting (England and Wales) Regulations 2016. These permits allow them to crush and screen brick, tiles, concrete and other minerals using mobile plant. Permit details are presented in Appendix I of the Validation Report (MCEL, 2020).

Waste Carrier, Disposal, Transfer and Consignment Notes

- 1.4.6 Oakmere Contract Services were sub-contracted by MCEL to undertake asbestos removal from the industrial units before their demolition. One skip containing 2180 kg of asbestos containing material was removed from the site by Cohart Asbestos Removal Ltd (carrier registration number CBDU91264). The hazardous waste consignment note is contained in Appendix H of the Validation Report (MCEL, 2020).
- 1.4.7 MCEL report that approximately 11,800 litres of oil/sludge were recovered and removed during water treatment as part of the remediation. These liquids were removed from the site by Cleansing Service Group (carrier registration number CBDU89037). The hazardous waste consignment note is contained in Appendix H of the Validation Report (MCEL, 2020).
- 1.4.8 Demolition waste was removed from the site by Dem Waste Solutions Ltd (carrier registration number CBDU282203) and transferred to Excel Waste Management Ltd in Rainham, Essex (permit EPR/EB3607GZ) for recycling. Consignment notes and weighbridge tickets are contained in Appendix I of the Validation Report (MCEL, 2020).
- 1.4.9 MCEL report that approximately 380 tonnes of scrap metal, 185 tonnes of mixed waste and 20 tonnes of green waste were removed off-site.

Discharge Consent

- 1.4.10 MCEL applied for and received discharge consent from Thames Water to allow discharge of treated groundwater into the foul sewer system. The discharge consent, dated 19 November 2019, is contained in Appendix J of the Validation Report (MCEL, 2020). MCEL report that approximately 330m³ of water was discharged to sewer during the remediation works.

Flood Risk Activity Permits

- 1.4.11 The Environment Agency granted environmental permit EPR/JB3054UR for demolition of existing structures and temporary erection of tree protective fencing, tree protection fencing and root protection areas within 8m of the River Blackwater at the site. An approval email was received from the Environment Agency on 29 March 2019. A copy of the permit is contained in **Appendix 1**.
- 1.4.12 The Environment Agency granted environmental permit EPR/DB3896JS for the construction and installation of 3 in-channel structures formed from hazel faggots and 1 log pile structure

located on the right riverbank at the site. An approval letter was received from the Environment Agency on 7 May 2020. A copy of the permit is contained in **Appendix 1**.

Wayleaves

- 1.4.13 The remediation of the site has included the disconnection and relocation of a low-pressure gas main and rising main around the footprint of the proposed car showroom building. A new electricity substation has been built and the old substation removed with electricity cables along the eastern site boundary lowered. There is existing gas and telecommunication infrastructure along the northern, eastern and southern site boundaries.
- 1.4.14 The services on site are permitted by the following:
- i. SGN LP, MP and IP gas mains Easement dated 3 December 2019.
 - ii. SSE substation lease including wayleave for cables dated 22 February 1984. This will be surrendered, and a new lease/wayleave granted for the new substation and diverted cables.
 - iii. Cabletel (now Virgin Media) wayleave dated 21 June 1996.
 - iv. Ntl (now Virgin Media) Easement dated 19 May 2000.

2 Remediation Strategy

2.1 Conceptual Model

- 2.1.1 **Sources** - Prior to redevelopment into an industrial estate in the late 1970s/early 1980s, the site formed part of the Camberley Town Gas Works. There are several sources of contamination at former gas works sites including tar tanks, gas-holder bases, process plant and general Made Ground with potential persistent contaminants including coal tars (a complex mixture of organic compounds), ammoniacal liquors, sulphur and cyanide compounds, asbestos, ash and coke. The historical layout of the site is shown on **Figure 1**.
- 2.1.2 During the ground investigation, contaminants were encountered in soil samples and groundwater samples recovered from exploratory holes on the site. The contaminants identified, hydrocarbons, ammoniacal nitrogen etc. correlate to the previous gas works land use. Concentrations of contaminants in soil samples were generally below the selected assessment criteria for a prospective commercial/industrial land use. Elevated concentrations of some contaminants, primarily hydrocarbons and ammoniacal nitrogen, were recorded in groundwater beneath the site, and LNAPL were recorded, generally in the south-eastern area of the site that was the former location of gas-holder tanks and other potential sources.
- 2.1.3 Concentrations of contaminants were not generally recorded above laboratory limits of detection in samples of surface water taken from the Blackwater River.
- 2.1.4 **Receptors** - Based on the environmental setting of the site, the relevant Controlled Water receptors identified were the Alluvium and Windlesham Formation, both classified as Secondary A aquifers by the Environment Agency, and the Blackwater River which is a primary river bordering the western boundary of the site. The Blackwater River was classified by the Environment Agency with an Ecological quality of Moderate and a Chemical quality of Good in 2016.
- 2.1.5 Human health receptors were identified in relation to future users of the site and site workers involved in construction.
- 2.1.6 **Pathways** – For Controlled Waters, the groundwater flow direction is to the west, towards the river. Therefore, any potentially contaminated groundwater beneath the site, primarily in the Alluvium which would be in direct continuity with the river, would naturally migrate towards the river. The river itself will form a pathway for contamination to migrate to downstream environmental receptors.
- 2.1.7 For human health receptors, the main pathways were vapour intrusion into buildings when the site is redeveloped and direct contact and inhalation during the construction works.
- 2.1.8 Remediation measures to mitigate risks to low are summarised in **Table 2.1** below:

Table 2.1 Summary of Conceptual Model and Measures to Reduce Risks to Low

Source	Pathway	Receptor	Risk	Proposed mitigation
Volatile hydrocarbon contamination in soils & groundwater	Vapour intrusion into buildings	Human health (future site users)	Moderate	Vapour barriers to be installed in buildings on-site. Main hydrocarbon source areas to be remediated.

Source	Pathway	Receptor	Risk	Proposed mitigation
Soil and groundwater contamination (hydrocarbons, metals, cyanides)	Direct contact & inhalation of dusts and vapours	Human health (site workers involved in earthworks or ground works)	High	Site workers involved with earthworks/ground works to work under appropriate health and safety management procedures including being made aware of the potential hazards arising from ground contamination and use of appropriate PPE
LNAPL hydrocarbons	LNAPL migration	Groundwater (Secondary A Aquifer)	High	Remediation to remove mobile LNAPL and prevent further LNAPL migration
		Surface water (Blackwater River)	High	
		Ecology (Blackwater Valley SSSI)	Moderate	
Soil and groundwater contamination (hydrocarbons, metals, ammonium)	Leaching from soil / dissolution from LNAPL followed by dissolved phase migration in groundwater/ surface water	Groundwater (Secondary A aquifer)	High	Remediation of primary gasworks sources below footprint of new building to reduce source mass and longevity
		Surface water (Blackwater River)	High	
		Ecology (Blackwater Valley SSSI)	Moderate	

2.2 Remediation Objectives and Methodology

2.2.1 The primary objective of the remediation measures was to achieve ‘betterment’ by treating heavily contaminated soils and recovering LNAPL. By improving the environmental condition of soils beneath the site and recovering LNAPL, the risks to human health and environmental receptors will be reduced.

2.2.2 As part of the remediation works, in-ground structures that represented obstructions to the remedial works and follow-on construction works e.g. piling for new buildings etc. were removed. Demolition of the existing site units occurred prior to the main remediation works.

2.2.3 **Sequencing of works** - The remediation included the following elements:

- Breaking out and stockpiling of surface concrete.
- The excavation and segregation of grossly contaminated soils as part of the turnover of the upper 2.5m of ground.
- The excavation, removal and disposal of in ground structures including pipework and remnants of former structures that represent obstructions for future redevelopment.

- Ex-situ treatment (bioremediation) of grossly contaminated soil and stabilisation and solidification of contaminated soil that allowed re-use on site.
 - The exposure and recovery of free phase product from the surface of the groundwater in heavily contaminated zones.
 - The replacement of selected site-won material to reinstate ground levels ahead of follow-on works.
- 2.2.4 The remediation area incorporated the area of the proposed built development plus a 5m buffer zone surrounding proposed buildings.
- 2.2.5 **Groundwater treatment** - During site turnover, perched waters were recovered using sump pumps, and treated using a dedicated water treatment system. This system also enabled the recovery and separation of free product identified on the surface of the groundwater.
- 2.2.6 **Soil treatment** - During the turnover works, areas which were identified as heavily impacted with hydrocarbons were delineated via selected and targeted excavation and stockpiled on prepared areas. Delineation was based on visual and olfactory identification, on-site field screening via (photo ionisation detector) PID, or from concentrations detected from validation sampling. Stockpiles were formed into windrows and screened using a mixing bucket to aerate the material and encourage bacterial growth to degrade the contaminants.
- 2.2.7 The target for soil treatment was to reduce the level of hydrocarbon contamination in soil below the value where non-aqueous phase liquids (NAPL) will migrate due to convection and gravity. A screening value of 3,500 mg/kg was used during the remedial works.
- 2.2.8 During the works, bioremediation was used at the start and then subsequently replaced by a stabilisation and solidification (S/S) method. A treatability study was carried out by MCEL to demonstrate the reduction in leachability for different mix designs before full scale implementation.
- 2.2.9 **Other remedial works** – the remediation groundworks and enabling works discussed above form the majority of the mitigation measures discussed in the RAP. Other remedial works, such as the inclusion of a vapour membrane in new buildings and clean cover for landscape areas, will form part of the construction of the car dealership and will be carried out later by another contractor.

2.3 Completion

- 2.3.1 In terms of the remediation and enabling works carried out by MCEL, completion of the remediation strategy means the end of the progressive turnover, treatment and replacement of treated soils. The documentation of the works by MCEL, and complimentary site observations made during the works by Stantec that the remediation methodology has been carried out as required, forms the basis of completion of this element. This verification is discussed further in **Section 3**.
- 2.3.2 As the site moves into the construction phase for the car showroom, the remaining remedial measures can be implemented and verified accordingly. On completion of construction activities, the whole of the RAP will have been implemented and the remediation works completed.

3 Verification

3.1 Timeline

3.1.1 Table 3.1 summarises the timeline of the remediation works and provides some context to discussions in the following sections.

Table 3.1 Summary Timeline of Remediation Works at Admiralty Way

Date	Main Site Activities
August 2019	<ul style="list-style-type: none"> MCEL mobilise to site Demolition of existing industrial units
September 2019	<ul style="list-style-type: none"> Continuation of demolition works, removal of floor slabs and sub-surface structures Set up water treatment plant Commence excavations for new gas main Concrete crushing Biopiles established to treat arisings as required
October 2019	<ul style="list-style-type: none"> Turnover works commence in southwest of site Gas main mostly laid in place in new excavation Cement being added to biopiles during turning to aid handling Compound moved from southeast to southwest of the site MCEL 'standing' for four weeks, commencing 28/10 due to delays relating to gas main diversion
November 2019	<ul style="list-style-type: none"> New rising foul main laid Remedial works paused for the majority of November
December 2019	<ul style="list-style-type: none"> Area between new and original gas main now being turned over Gas main yet to be connected Days washed out due to heavy rain, slowing progress
January 2020	<ul style="list-style-type: none"> CPT testing in SW of site, including compound area MCEL largely stood down from middle of January while gas connection works take place
February 2020	<ul style="list-style-type: none"> New gas main connected and commissioned Turnover/remedial works recommenced week commencing 24/02, although this week was largely washed out, restricting meaningful works
March 2020	<ul style="list-style-type: none"> HV electric cable damaged in south of site while removing concrete (9/03) Remedial works recommenced 12/03, treatment method switched from bio to S/S New compaction method agreed with Sytner's engineering consultants Government instigate lockdown measures in response to Covid-19 pandemic MCEL stop works for two weeks whilst on-site accommodation is installed so works could continue during lockdown Covid-19 safe working policy implemented for all site operatives and visitors.
April 2020	<ul style="list-style-type: none"> Continuation of remediation works Approximately 5m deep basement encountered in centre of site, requiring extra treatment etc. programme to be extended by approximately 3 weeks
May 2020	<ul style="list-style-type: none"> Completion of majority of remedial works – area remaining adjacent to substation in north of site which is awaiting diversion Landscaping works commissioned to plant trees along western boundary
August 2020	<ul style="list-style-type: none"> New monitoring boreholes installed Substation and electricity cable lowering works complete Site levels finalised and remaining remedial works complete MCEL demobilise from site

3.2 Biopiling

3.2.1 The turnover area was excavated to a depth of 2.5m and contaminated material was removed for ex-situ bioremediation in treatment beds. On site field screening was conducted using a

photo ionisation detector (PID). A PID concentration above 10 parts per million (ppm) was used as a guide and soil samples taken for analysis if they exceeded this concentration. Field analysis of soil samples was carried out using a QROS QED which utilises ultraviolet fluorescence to determine TPH concentrations. Where TPH concentrations exceeded the screening value, 3,500 mg/kg, the contaminated soil was transferred to a treatment bed and further screening was carried out to delineate the extent of the contamination in the excavation.

- 3.2.2 MCEL report that 123 samples of soil were analysed during the remediation works: 83 samples from excavated margins and 40 samples from treatment beds. Five of the 83 samples taken from the excavated margins exceeded the screening value. In these cases, further delineation and excavation of contamination material for treatment was carried out. In the treatment beds, 17 of the 40 samples exceeded the screening value and in these cases the treatment beds were turned and left for a further period before being subsequently retested.
- 3.2.3 The hydrocarbon fingerprint matching analysis carried out by the QED analyser indicated the hydrocarbons present in the soil samples tested typically matched the fingerprints for light coal tar and very degraded petroleum hydrocarbons. This supports the analysis undertaken as part of the GIR.
- 3.2.4 Five duplicate sets of soil samples were analysed using the QED and by the laboratory (i2 Analytical) to compare the TPH concentrations recorded. In two tests the QED recorded a slightly higher concentration than the laboratory, and in three tests the QED recorded a slightly lower concentration than the laboratory. As the difference in test results fell within normal margins for laboratory testing, it is considered that the QED analysis was adequate for screening purposes.
- 3.2.5 QED output and laboratory test certificates are presented in Appendix C of the Validation Report (MCEL, 2020).

3.3 Solidification/Stabilisation (S/S)

- 3.3.1 During the course of the remediation works, solidification/stabilisation methods were employed. The reasons for this were: -
 - a. Deterioration of weather conditions during the winter meant that bioremediation was less effective in treating contaminated soils,
 - b. To improve the handling of excavated soils that were very wet.
- 3.3.2 In February 2020, MCEL issued a S/S Treatability Study Report that analysed the effects of different mix designs on the leachability of TPH in soil samples recovered from the site. The report indicated a reduction in TPH concentrations for various mix designs, with mixes combining Ordinary Portland Cement (OPC) and Granulated Ground Blast Furnace Slag (GGBS) outperforming other mixes.
- 3.3.3 The intention to replace bioremediation with S/S as the main soil treatment was communicated to SHBC and the EA on 28 February 2020. Further to correspondence with the Regulatory Authorities, MCEL were satisfied that S/S treatment of impacted materials provided betterment to the existing conditions, meeting requirements of the RAP, and that the treatability study carried out represented worst-case conditions over other forms of testing. Subsequently, the S/S method was employed, and the use of this technique was observed on-site during regular site attendance by Stantec representatives to the end of the main works in May 2020. Site visit records are contained in **Appendix 2**.

3.4 Compaction methodology

- 3.4.1 To maintain a consistency in ground bearing performance across the building footprint of the car showroom, a standardised compaction methodology was implemented by MCEL. The

compaction methodology for reinstating ground levels in the turnover area is discussed in further detail in Stantec Technical Note 001, contained in **Appendix 3**.

- 3.4.2 Following the completion of compaction, validation testing was carried out using cone penetration testing (CPT) to confirm that the compacted material met the stipulated target criteria. The CPT testing confirmed that MCEL had successfully implemented the compaction methodology. Further discussion of the validation testing is contained in Stantec Technical Note 002, contained in **Appendix 3**. The CPT factual reports are presented in the Validation Report (MCEL, 2020).
- 3.4.3 MCEL estimate that approximately 22,000m³ of material was turned over during the remediation work.

3.5 Discovery strategy

- 3.5.1 During the remediation works, MCEL encountered numerous buried structures, old foundations and redundant pipework associated with the historical use of the site as a gas works. These features were removed as part of the turnover. The remains of the old gasholder base were cut to avoid interfering with live gas infrastructure along the eastern boundary of the site and removed.
- 3.5.2 A basement structure, possibly relating to the former coal tippler, was encountered in the central area of the site and was excavated to 5.5 m bgl with ring beams removed to 6.5m bgl. Piles extending beyond the depth of excavation were recorded and are shown on Drawing (TBC) in the Validation Report (MCEL, 2020). Stantec's site visit records are contained in **Appendix 2** and MCEL's site records in Appendix B of the Validation Report.

3.6 Groundwater treatment

- 3.6.1 During the remediation works, MCEL employed pumps to transfer groundwater from excavations to the water treatment plant. The water treatment plant comprised a settlement tank, oil/water separator, two vessels containing Granulated Activated Carbon and a flow meter and pipe discharging to the foul sewer. MCEL report that 11,800 litres of oil/sludge were recovered and removed from water passing through the treatment system.

3.7 Emission control monitoring

- 3.7.1 MCEL employed dust, noise, odour and volatile vapours monitors stations around the site boundary. Exceedances of trigger values for noise and dust were recorded very rarely during the works.

3.8 Groundwater and surface water monitoring

- 3.8.1 MCEL conducted groundwater monitoring on a monthly basis during the works from three boreholes along the western boundary of the site adjacent to the river. These boreholes were BH1 (containing two standpipes: shallow in the Alluvium (S) and deep in the Windlesham Formation (D)), BH207 and BH3. Surface water samples were also taken on a monthly basis upstream and downstream of the remediation area and from the culvert outfall upstream of the remediation area.
- 3.8.2 Laboratory certificates from the groundwater and surface water testing are contained in the Validation Report (MCEL, 2020).
- 3.8.3 Two plots showing ammoniacal nitrogen and naphthalene concentrations with time in groundwater and surface water are presented in **Figure 2a and 2b**. These two constituents have been selected as, from the detailed quantitative risk assessment in RAP, their predicted worst-case concentrations in the Blackwater River were estimated to be above their respective

Environmental Assessment Levels (taken as their respective EQSs) following the Level 4 Dilution Assessment.

- 3.8.4 Concentrations of ammoniacal nitrogen are consistent in both groundwater and surface water during the remediation period. Concentrations in surface water are below the EQS. Concentrations in groundwater are significantly above EQS.
- 3.8.5 Concentrations of naphthalene in groundwater are more variable, being recorded generally above EQS in BH207 with occasional spikes in samples from the other boreholes. Concentrations in surface water have remained below EQS during the remediation period.
- 3.8.6 In general, the surface water testing has shown no significant deterioration of river water quality during the remediation works. Groundwater quality has remained poor, although improvements may be expected in the months following completion of the remediation works.

3.9 Health and safety

- 3.9.1 McBains acted as Principal Designer for the remediation works and prepared the Pre-Construction Information (PCID). MCEL were Principal Contractor and were responsible for health and safety arrangements during the remediation works. There was one recorded health and safety incident in March 2020 that involved the accidental strike of a high voltage cable that resulted in a power outage to Admiralty Park. No injuries were sustained, and the cable was repaired by SSE. MCEL's Accident Investigation Report is presented in Appendix I of the Validation Report (MCEL, 2020).
- 3.9.2 In March 2020 site operations and site attendance had to adjust to the lockdown measures implemented by the Government in response to the Covid-19 pandemic. MCEL responded by implementing revised site safety measures and brought in units to accommodate site staff which enabled the remediation works to continue following a short break. Stantec engineers attended site during the lockdown period following MCEL site procedures.

3.10 Correspondence with Regulatory Authorities

- 3.10.1 During the remediation works there was regular correspondence with SHBC (Garry Carter) and the EA (Craig Hampton). SHBC and the EA attended site on 1 August 2019 and 8 January 2020. SHBC also attended site on 17 October 2019 and 13 March 2020 and there were other local authority visits to inspect crushing operations when this machinery was on-site. The Government lockdown in response to the Covid-19 pandemic from mid-March 2020 reduced the frequency of site meetings during the latter stages of the project.
- 3.10.2 The results of groundwater and surface water testing, and a general update of the project, were forwarded to SHBC and the EA on 27 November 2019 and 7 July 2020, and these are presented in **Appendix 4**. As discussed in Section 3.3, MCEL's S/S Treatability Study was forwarded to SHBC and the EA for comment in February 2020.

3.11 Ongoing monitoring requirements

- 3.11.1 At this stage, groundwater and surface water monitoring will continue on a quarterly basis for 12 months whilst the groundworks for the car showroom are being carried out. Due to damage or poor recovery, BH207 and BH3 were replaced with new monitoring wells in similar locations in August 2020. The locations of the new wells are shown on **Figure 3**. The results of these monitoring rounds will be included as an addendum to the Verification Report.

3.12 Interim site condition

- 3.12.1 At this stage, the remediation works have been completed but construction works for the new car showroom have yet to commence. Site levels have been left to those agreed with the new

tenant, Sytner Group, to assist future construction works. Crushed concrete sourced from the remediation works has been laid at the surface in areas of proposed internal access roads and car parking to achieve a minimum California Bearing Ratio (CBR) of 5 per cent as part of the agreement. Plate load testing of these areas has been commissioned by MCEL and the records are contained in the Validation Report (MCEL, 2020). Test results exceeded 5 per cent, apart from one result (PBCBR12). At this location, the ground was excavated to 1.0m bgl and then backfilled in layers to surface. A repeat test was carried out, PBCBR41E, achieving a CBR value of 9.3 per cent.

3.12.2 The updated Conceptual Model following the completion of the remediation works is presented in Table 3.2. Further measures will be required during the construction of the car showroom.

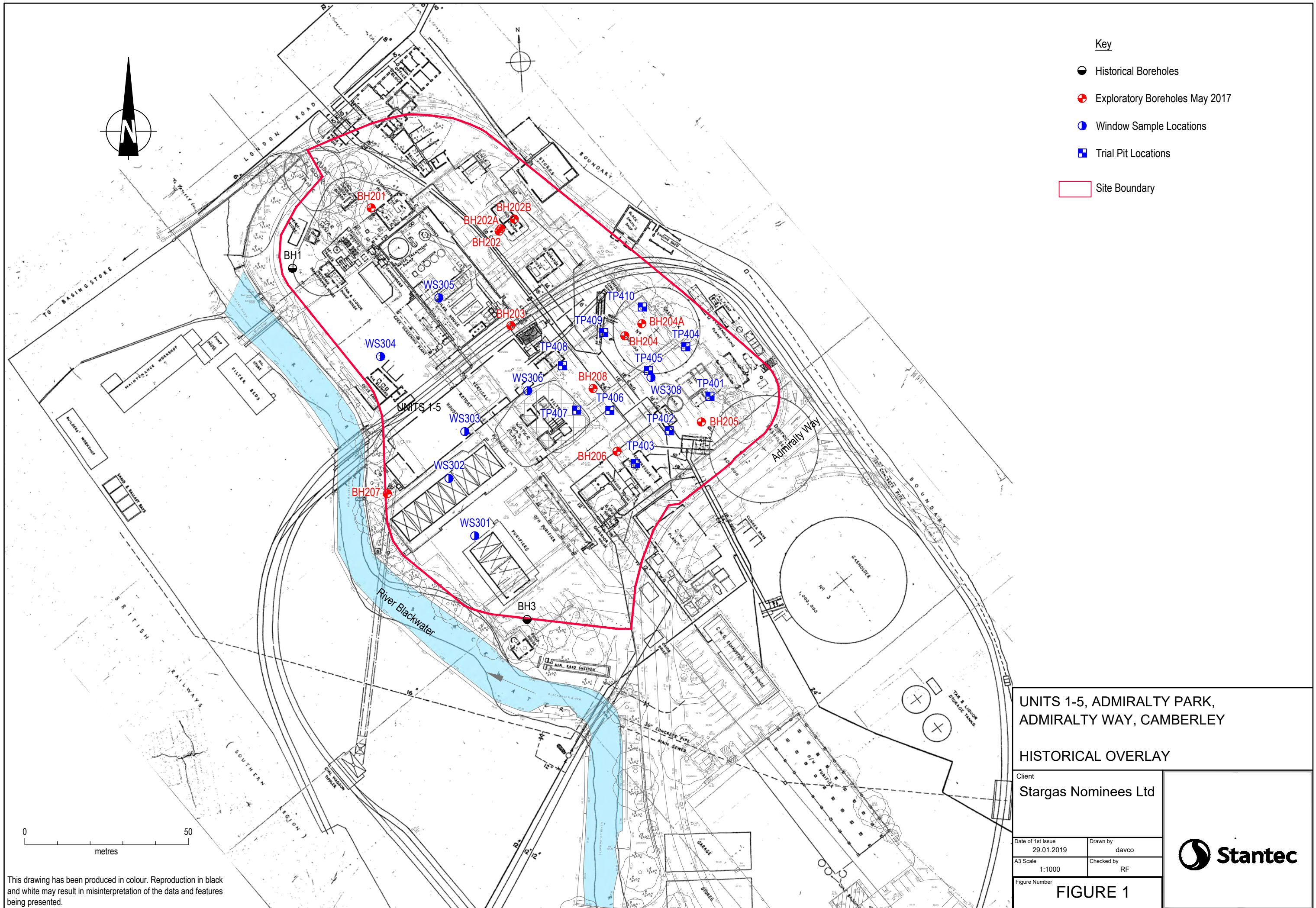
Table 3.2 Updated Conceptual Model and Residual Measures to Reduce Risks to Low

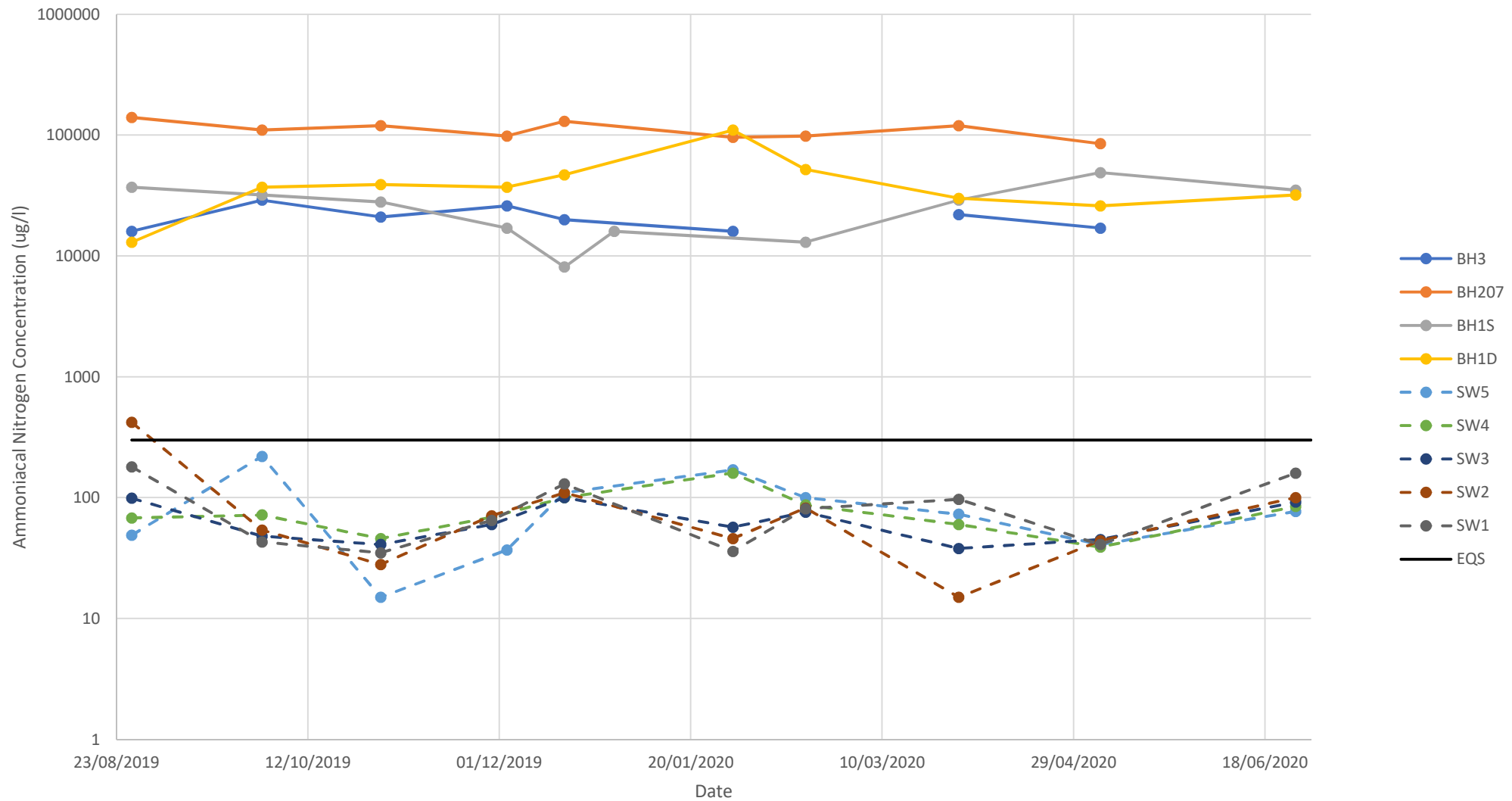
Source	Pathway	Receptor	Proposed mitigation	Comment
Volatile hydrocarbon contamination in soils & groundwater	Vapour intrusion into buildings	Human health (future site users)	Vapour barriers to be installed in buildings on-site. Main hydrocarbon source areas to be remediated.	To be installed as part of the construction of the showroom buildings
Soil and groundwater contamination (hydrocarbons, metals, cyanides)	Direct contact & inhalation of dusts and vapours	Human health (site workers involved in earthworks or ground works)	Site workers involved with earthworks/ground works to work under appropriate health and safety management procedures including being made aware of the potential hazards arising from ground contamination and use of appropriate PPE	To be implemented for groundworks required as part of the showroom development
LNAPL hydrocarbons	LNAPL migration	Groundwater (Secondary A Aquifer)	Remediation to remove mobile LNAPL and prevent further LNAPL migration	Remediation works implemented to remove LNAPL within the turnover area where identified
		Surface water (Blackwater River)		
		Ecology (Blackwater Valley SSSI)		
Soil and groundwater contamination (hydrocarbons, metals, ammonium)	Leaching from soil / dissolution from LNAPL followed by dissolved phase migration in groundwater/surface water	Groundwater (Secondary A aquifer)	Remediation of primary gasworks sources below footprint of new building to reduce source mass and longevity	Remediation works implemented to reduce leaching and lower hydrocarbon concentrations in soil
		Surface water (Blackwater River)		
		Ecology (Blackwater Valley SSSI)		

References

- EA, 2019 Land contamination: risk management <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>
- MCEL, 2020 Admiralty Way, Camberley, Surrey - Validation Report. Report ref: DTZ173/VR/004. November 2020. McAuliffe Civil Engineering Limited.
- PBA, 2018 Units 1-5 Admiralty Park, Admiralty Way, Camberley – Ground Investigation Report. Doc ref: 40198/3501/R01/r01 May 2018. Peter Brett Associates (now Stantec UK Ltd).
- PBA, 2019 Units 1-5 Admiralty Park, Admiralty Way, Camberley – Detailed Quantitative Risk Assessment & Remediation Action Plan. Doc ref: 40198/3503/R002/r3 January 2019. Peter Brett Associates (now Stantec UK Ltd).

Figures

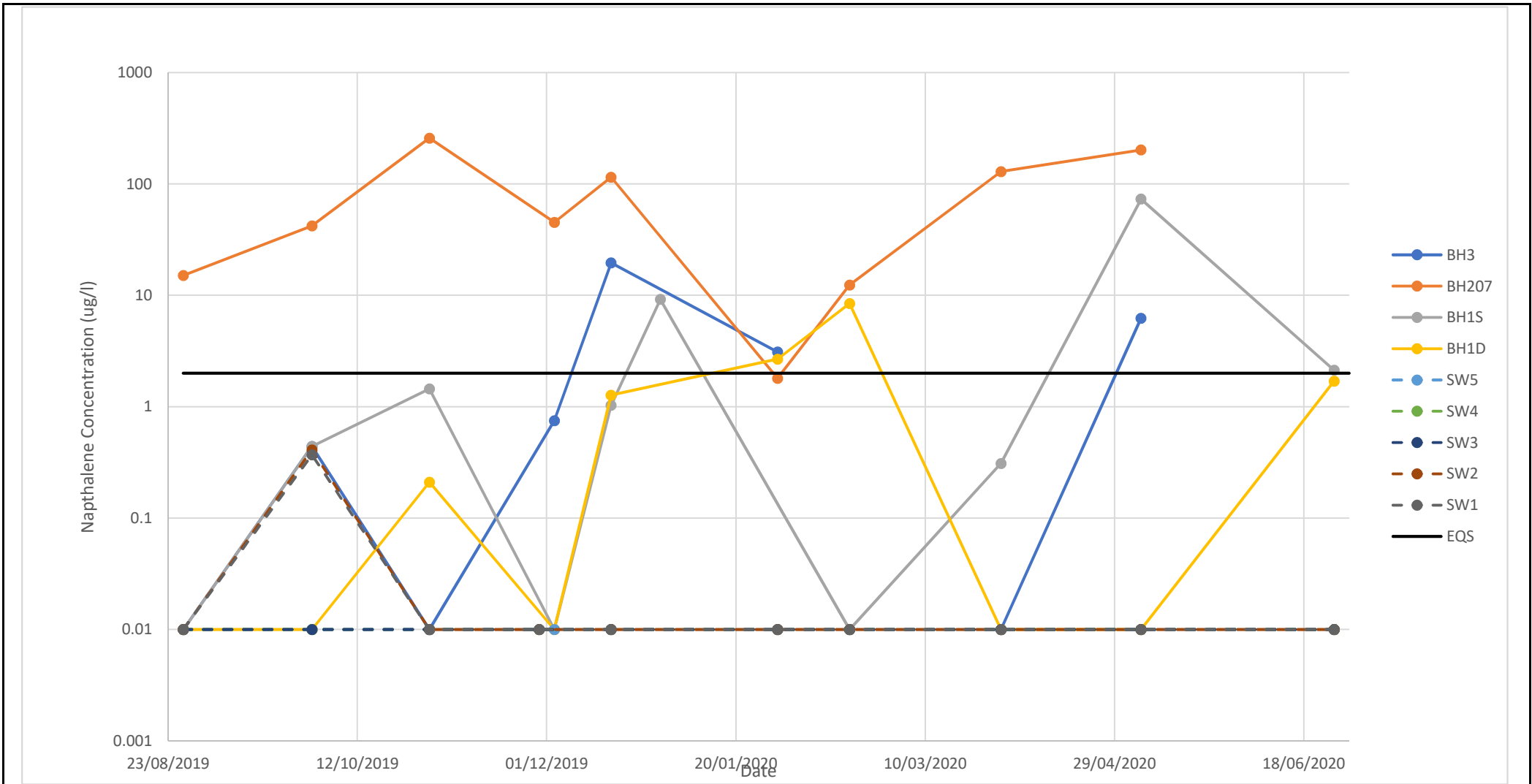




Client
Stargas Nominees Limited

Admiralty Way, Camberley
Groundwater and Surface Water Concentrations of Ammoniacal Nitrogen during Remediation Works

Date	August 2020
A4 Scale	NTS
Drawn	MRG
Checked	RF
Figure	2a



*Notes: Where recorded concentration is below limit of detection, a concentration of 0.01ug/l has been plotted

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Client
Stargas Nominees Limited

Admiralty Way, Camberley
Groundwater and Surface Water Concentrations of Napthalene during Remediation Works

Date	August 2020
A4 Scale	nts
Drawn	MRG
Checked	RF
Figure	2b

Layout taken from drawing ref:
40198-2501-006_Proposed Gas
Setting Out.dwg

BH1 S/D



BH501



BH502



Taken from MCEL
drawing DTZ173_AS-
BLT_GAS/FL_21.04.2
0



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Client

**Stargas Nominees
Limited**

**Admiralty Way, Camberley
Groundwater Monitoring Boreholes**

Date August 2020

A4 Scale nts

Drawn MRG

Checked RF

Figure

3

Appendix 1 Environmental Permits

ENVIRONMENTAL PERMITTING: FLOOD RISK ACTIVITIES STANDARD DOCUMENT

Dr C Evans
McAuliffe House
Northcott Road
Wolverhampton
WV14 0TP

Our ref: EPR/JB3054UR

Date: 29th March 2019

Dear Dr Evans

Your new environmental permit

Permit reference: EPR/JB3054UR

Operator: McAuliffe Civil Engineering Ltd

Description of Activity: Demolition of existing structures and erection of temporary tree protective fencing

Site / Location: Units 1-5 Admiralty Way, Admiralty Park, Camberley, Surrey, RG1 8DN

Our determination of your application for a permit is complete. We're satisfied that you can carry out your activities in accordance with the enclosed permit, without increasing flood risk, or harming land drainage or the environment. Please keep the permit in a safe place.

This letter contains web links to other documents. If you aren't able to access these please email westthamesconsents@environment-agency.gov.uk. Please quote our reference if you contact us.

Please look at the table below and note any of the things that apply to your permit.

If...	then..
you plan to keep your records at a site other than where the activity takes place	you need to let us know within 20 working days of receiving this letter.
your permit includes standard rules	we've enclosed the rules set/s. We may change these in future but will let you know about any changes. You must make sure you're always following the latest rules set.
your permit has a pre-operational condition requiring you to do something before work starts (for example submit a method of work, or have measures in place to reduce sediment mobilisation)	check the deadlines for completing these measures and make sure you carry them out by the times stated.
your permit requires you to notify us before works start	check the deadlines for notifying us and make sure you carry them out by the times stated.
your permit requires you to notify us when any particular work is complete	check the deadlines for notifying us and make sure you carry them out by the times stated.
you need to submit other returns or information	send these to us at the contact details above, unless we advise you otherwise.

Find out more about complying with your permit on our website

Sentinel House, 9 Wellington Crescent, Fradley Park, Staffordshire, WS13 8RR
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

<https://www.gov.uk/topic/environmental-management/environmental-permits>

This includes guidance on your management system and how you will be regulated.

There is a subsistence charge for your permit that applies when we carry out compliance checks. For most permits this will happen once and we will invoice you when the charge is due. If the permit continues over a longer period, deals with a number of activities, or has ongoing conditions, we may do compliance checks more than once and will invoice you at the time the compliance work is done.

Rights of appeal

If you're not happy with any permit condition that has been imposed by the permit you may appeal to the Secretary of State. You must make your appeal no later than six months after the permit issue date. Further information about making an appeal and the forms you will need are available from the Planning Inspectorate website or from the contact details below.

Environment Appeals, Enforcement and Specialist case work division, The Planning Inspectorate, 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0303 444 5584

Email: environment.appeals@pins.gsi.gov.uk

You must send written notice of the appeal and the documents listed below to the Secretary of State at the Planning Inspectorate address above. At the same time you must send us a copy of the notice and documents to:

Victoria Douglass, Permitting Technical Specialist, Environment Agency, National Permitting Service, Knutsford Road, Latchford, Warrington, WA4 1HT.

Phone: 020 302 51094 Email : victoria.douglass@environment-agency.gov.uk

The documents are:

- a statement of the grounds of appeal
- a copy of any relevant application
- a copy of any relevant environmental permit
- a copy of any relevant correspondence between the appellant and the regulator
- a copy of any decision or notice which is the subject matter of the appeal
- a statement indicating whether you wish the appeal to be in the form of a hearing or dealt with by way of written representations.

You may withdraw an appeal by notifying the Secretary of State in writing and sending a copy of that notification to us.

If you have any questions about this permit please email westthamesconsents@environment-agency.gov.uk. Please quote our reference if you contact us.

Yours sincerely



Ivan Parr

Partnership and Strategic Overview Team Leader (Surrey and North Hampshire)

Thames Area



Environment
Agency

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

McAuliffe Civil Engineering Ltd

**Demolition of existing structures and erection of temporary tree protective fencing at Admiralty Park,
River Blackwater**

National Grid Reference[s]: SU 85539 59720 to SU 86436 59871

Units 1-5 Admiralty Way, Admiralty Park, Camberley, Surrey, RG1 8DN

Permit number

EPR/JB3054UR

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

Demolition of existing structures and erection of temporary tree protective fencing at Admiralty Park, River Blackwater

The status log of the permit does not form part of the permit. It sets out the permitting history, including changes to the permit or permit reference number.

Status log of the permit		
Description	Date	Comments
Application EPR/JB3054UR	Duly made 31/01/2019	Application for bespoke permit
More information requested	21/3/2019	Requested further information on methods of permanent work
Requested information received	22/3/2019	Further information regarding methods of permanent work received via email
More information requested	28/3/2019	Requested further information on temporary works
Requested information received	28/3/2019	Further information regarding temporary works received via email, including drawing 1521-07, showing the proposed alignment of tree protective fencing (dated 17/5/2018)
Permit determined EPR/JB3054UR	29/03/2019	Permit issued to McAuliffe Civil Engineering Ltd

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/JB3054UR

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

McAuliffe Civil Engineering Ltd ("the operator")

whose registered office is

**McAuliffe House
Northcott Road
Wolverhampton
WV14 0TP**

company registration number 01516566

to operate the following flood risk activities:


Demolition of existing structures and temporary erection of tree protective fencing, tree protection fencing and root protection areas within 8 metres of the River Blackwater

at

Units 1-5 Admiralty Way, Admiralty Park, Camberley, Surrey, GU15 3DT

National Grid Reference(s) SU 85539 59720 to SU 86436 59871

to the extent authorised by and subject to the conditions of this permit.

Name	Date
 Ivan Parr Surrey and North Hampshire Partnerships and Strategic Overview Team Leader Thames Area	29/03/2019

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of flooding, impact on drainage and environmental harm so far as is reasonably practicable, including those risks arising from operations, maintenance, accidents, incidents, non-conformances and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of the permit.

2 Operations

2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

2.2 The site

- 2.2.1 The activities shall not extend beyond the site, being the land shown edged in red on the site plan at schedule 2 to this permit and showing National Grid References SU 85539 59720 to SU 86436 59871

2.3 Operating techniques

- 2.3.1 The operator shall use appropriate measures, including but not limited to those in the approved Method of Work.
- (a) to minimise sediment mobilisation
 - (b) to minimise impact on biodiversity
 - (c) to ensure there is no increase to flood risk or detrimental impact on drainage;
 - (d) for the storage and disposal of waste produced; and
 - (e) to prevent and minimise environmental harm.
- 2.3.2 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.
- 2.3.3 Measures shall be taken to ensure that the activities do not cause the spread of invasive non-native species or plant or animal diseases.

- 2.3.4 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

3 Information

3.1 Records

- 3.1.1 All records required to be made by this permit shall:
- (a) be legible;
 - (b) be made as soon as reasonably practicable;
 - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
 - (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made
- 3.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

3.2 Reporting

- 3.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

3.3 Notifications

- 3.3.1 The Environment Agency shall be notified no less than 7 days before the commencement of the activities.
- 3.3.2 Environment Agency shall be notified no less than 7 days after the activities are completed.
- 3.3.3 The Environment Agency shall be notified without delay following the detection of any breach of a limit specified in the permit or any significant environmental effects resulting from the activities or of any breach of the permit.
- 3.3.4 Written confirmation of actual or potential incidents or effects and breaches referred to in 3.3.3 shall be submitted within 24 hours.
- 3.3.5 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- Where the operator is a registered company:
- (a) any change in the operator's trading name, registered name or registered office address; and
 - (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
- Where the operator is a corporate body other than a registered company:
- (a) any change in the operator's name or address; and
 - (b) any steps taken with a view to the dissolution of the operator.
- In any other case:
- (a) the death of any of the named operators (where the operator consists of more than one named individual);

- (b) any change in the operator's name(s) or address(es); and
 - (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.
- 3.3.6 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for flood risk, drainage or the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:
- (a) the Environment Agency shall be notified at least 14 days before making the change; and
 - (b) the notification shall contain a description of the proposed change in operation.

3.4 Interpretation

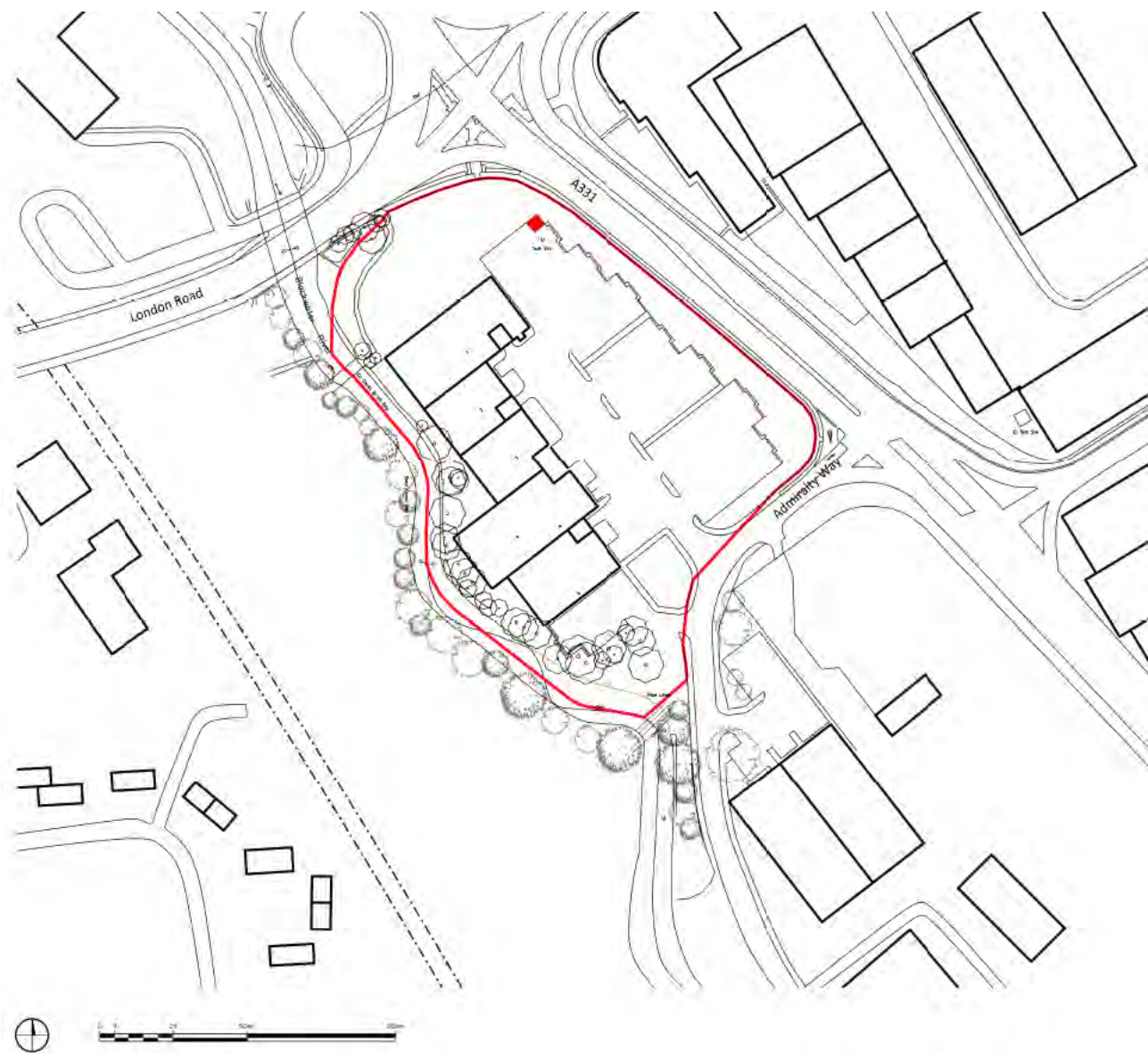
- 3.4.1 In this permit the expressions listed in schedule 3 shall have the meaning given in that schedule.
- 3.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "without delay", in which case it may be provided by telephone.
- 3.4.3 Any reference to a distance of a number of metres from a flood defence structure, drainage work, remote defence or sea defence is a reference to that distance as measured from the foot of the foregoing as the case may be.
- 3.4.4 Any reference to a distance of a number of metres from a river control work is a reference to that distance as measured from the nearest part of the river control work.
- 3.4.5 Any reference to a distance of a number of metres from a watercourse is a reference to that distance as measured horizontally from the foot of the bank on the landward side of the watercourse

Schedule 1 – Operations

Table S1.1 activities		
Activity reference	Description of activities	Limits of activities
Permanent Works		
P1	Demolition of existing structures within 8 metres of the River Blackwater (main river)	<p>The activity shall be commenced within 3 years of the date of the grant of the permit and completed within 8 months of commencement</p> <p>The activities shall be carried out in accordance with the application form dated 31/1/2019 and drawing referenced remediation strategy plan, figure 2, dated 20/6/2018.</p>
Temporary or enabling works		
T1	Erection of tree protective fencing	<p>The activity shall be commenced within 3 years of the date of the grant of the permit. The structures (tree protective fencing) shall be in place for no more than 2 years.</p> <p>The activities shall be carried out in accordance with the application form dated 31/1/2019 and drawing referenced Layout showing existing trees to be retained or removed & TPP – Phase 1, 1521-07, dated 17/5/2018.</p>

Table S1.2 Operating techniques			
Requirement	Measures (if measures are specified)	Document reference	Date Received
Condition 2.3.1	Approved Method of Work	Demolition – Method Statement, G173	31/1/2019
Condition 2.3.1(c) (mitigate increased flood risk of neighbouring properties)	The site shall be returned to its previous condition and ground level when the material has been removed.	Email correspondence from the agent Peter Brett Foundation CIC	22/3/2019
Condition 2.3.1(c) (mitigate increased flood risk of neighbouring properties)	Tree protective fencing erected within 8 metres of the River Blackwater to be of HERAS brand.	Email correspondence from the agent Peter Brett Foundation CIC	28/3/2019
Condition 2.3.4	No removal of foundations to take place within 8 metres of the River Blackwater without prior written consent from the Environment Agency.	Email correspondence from the agent Peter Brett Foundation CIC	22/03/2019

Schedule 2 – Site Plan



Schedule 3 – Interpretation

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“main river” means a watercourse or part of a watercourse designated as main river on the statutory main river map held by the Environment Agency.

“Method of Work” means a document forming part of the operator’s management system, setting out the working methods for carrying out the activity and what measures will be taken to avoid or minimise the risks of environmental effects.

“approved Method of Work” means the operator’s Method of Work approved by the Environment Agency

“environmental effects” means:

- (a) flooding or risk of flooding;
- (b) harm to the environment or risk of harm to the environment; and
- (c) detrimental impact on drainage or risk of detrimental impact on drainage.

“environmental harm” means a result of human activity which may:

- (a) cause harm to the conservation, protection and enhancement of any species and habitats designated under any enactment as having special protection or priority;
- (b) prevent the achievement of environmental objectives within the meaning of the Water Framework Directive 2000/60/EC;
- (c) cause pollution; or
- (d) otherwise adversely affect the protection and enhancement of the environment.

END OF PERMIT

ENVIRONMENTAL PERMITTING: FLOOD RISK ACTIVITIES

DR Chris Evans
McAuliffe Civil Engineering Ltd
McAuliffe Civil Engineering
McAuliffe House
Northcott Road
Wolverhampton
WV14 0TP

Our ref: EPR/DB3896JS

Date: 07 May 2020

Dear DR Chris Evans

Your new environmental permit

Permit reference: EPR/DB3896JS

Operator: McAuliffe Civil Engineering Ltd

Description of Activity: The construction and installation of 3 in-channel structures formed from hazel faggots and 1 log pile structure located on the right bank along the River Blackwater

Site / Location: Units 1-5 Admiralty Way, Admiralty Park Camberley, Surrey, GU15 3DT in the River Blackwater.

Our determination of your application for a permit is complete. We're satisfied that you can carry out your activities in accordance with the enclosed permit, without increasing flood risk, or harming land drainage or the environment. Please keep the permit in a safe place.

This letter contains web links to other documents. If you aren't able to access these please phone me on 02030258718 or email westthamesconsents@environment-agency.gov.uk . Please quote our reference if you contact us.

Please look at the table below and note any of the things that apply to your permit.

If...	then..
you plan to keep your records at a site other than where the activity takes place	you need to let us know within 20 working days of receiving this letter.
your permit includes standard rules	we've enclosed the rules set/s. We may change these in future but will let you know about any changes. You must make sure you're always following the latest rules set.
your permit has a pre-operational condition requiring you to do something before work starts (for example submit a method of work, or have measures in place to reduce sediment mobilisation)	check the deadlines for completing these measures and make sure you carry them out by the times stated.
your permit requires you to notify us before works start	check the deadlines for notifying us and make sure you carry them out by the times stated.
your permit requires you to notify us when any particular work is complete	check the deadlines for notifying us and make sure you carry them out by the times stated.
you need to submit other returns or information	send these to us at the contact details above, unless we advise you otherwise.

Find out more about complying with your permit on our website

<https://www.gov.uk/topic/environmental-management/environmental-permits>

This includes guidance on your management system and how you will be regulated.

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Environment Appeals, Enforcement and Specialist case work division, The Planning Inspectorate, 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0303 444 5584

Email: environment.appeals@pins.gsi.gov.uk

You must send written notice of the appeal and the documents listed below to the Secretary of State at the Planning Inspectorate address above. At the same time you must send us a copy of the notice and documents to:

Victoria Douglass, Permitting Technical Specialist, Environment Agency, National Permitting Service, Knutsford Road, Latchford, Warrington, WA4 1HT.

Phone: 020 302 51094 Email : victoria.douglass@environment-agency.gov.uk

The documents are:

- a statement of the grounds of appeal
- a copy of any relevant application
- a copy of any relevant environmental permit
- a copy of any relevant correspondence between the appellant and the regulator
- a copy of any decision or notice which is the subject matter of the appeal
- a statement indicating whether you wish the appeal to be in the form of a hearing or dealt with by way of written representations.

You may withdraw an appeal by notifying the Secretary of State in writing and sending a copy of that notification to us.

If you have any questions about this permit please phone me on 02030258718 or email westthamesconsents@environment-agency.gov.uk Please quote our reference if you contact us.

Yours sincerely

Janice
Partnership and Strategic Overview
Thames

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

McAuliffe Civil Engineering Ltd

The construction and installation of 3 in-channel structures formed from hazel faggots and 1 log pile structure located on the right bank along the River Blackwater.

National Grid Reference[s]: Between SU 85539 59720 and SU 86436 59871

Units 1-5 Admiralty Way, Admiralty Park Camberley, Surrey, GU15 3DT in the River Blackwater.

Permit number

EPR/DB3896JS

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

The construction and installation of 3 in-channel structures formed from hazel faggots and 1 log pile structure located on the right bank.

The status log of the permit does not form part of the permit. It sets out the permitting history, including changes to the permit or permit reference number.

Status log of the permit		
Description	Date	Comments
Application EPR/DB3896JS	Duly made 03/03/2020	Application for construction and installation of 3 in-channel structures formed of hazel faggots and 1 log pile structure on the right bank
Information received	22/04/2020	Change to hazel faggot structure
Permit determined EPR/DB3896JS	07/05/2020	Permit issued to McAuliffe Civil Engineering Ltd

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/DB3896JS

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

McAuliffe Civil Engineering Ltd ("the operator")

whose registered office is

**McAuliffe Civil Engineering
McAuliffe House
Northcott Road
Wolverhampton
WV14 0TP**

company registration number 01516566

to operate the following flood risk activities:


The construction and installation of 3 in-channel structures formed from hazel faggots and 1 log pile structure located on the right bank.

at

Units 1-5 Admiralty Way, Admiralty Park Camberley, Surrey, GU15 3DT in the River Blackwater.

National Grid Reference(s) Between SU 85539 59720 and SU 86436 59871

to the extent authorised by and subject to the conditions of this permit.

Name	Date
 Ivan Parr Partnership and Strategic Overview Thames	07/05/2020

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of flooding, impact on drainage and environmental harm so far as is reasonably practicable, including those risks arising from operations, maintenance, accidents, incidents, non-conformances and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of the permit.

2 Operations

2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).

2.2 The site

- 2.2.1 The activities shall not extend beyond the site, being the land shown edged in red on the site plan at schedule 2 to this permit.

2.3 Operating techniques

- 2.3.1 The operator shall use appropriate measures, including but not limited to those in the Method of Work:
- (a) to minimise sediment mobilisation
 - (b) to minimise impact on biodiversity
 - (c) to ensure there is no increase to flood risk or detrimental impact on drainage;
 - (d) for the storage and disposal of waste produced; and
 - (e) to prevent and minimise environmental harm.
- 2.3.2 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.
- 2.3.3 Measures shall be taken to ensure that the activities do not cause the spread of invasive non-native species or plant or animal diseases.
- 2.3.4 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

3 Information

3.1 Records

- 3.1.1 All records required to be made by this permit shall:
- (a) be legible;
 - (b) be made as soon as reasonably practicable;
 - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
 - (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made.
- 3.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

3.2 Reporting

- 3.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

3.3 Notifications

- 3.3.1 The Environment Agency shall be notified no less than 7 days before the commencement of the activities.
- 3.3.2 Environment Agency shall be notified no less than 7 days after the activities are completed.
- 3.3.3 The Environment Agency shall be notified without delay following the detection of any breach of a limit specified in the permit or any significant environmental effects resulting from the activities or of any breach of the permit.
- 3.3.4 Written confirmation of actual or potential incidents or effects and breaches referred to in 3.3.3 shall be submitted within 24 hours.
- 3.3.5 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- Where the operator is a registered company:
- (a) any change in the operator's trading name, registered name or registered office address; and
 - (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
- Where the operator is a corporate body other than a registered company:
- (a) any change in the operator's name or address; and
 - (b) any steps taken with a view to the dissolution of the operator.
- In any other case:
- (a) the death of any of the named operators (where the operator consists of more than one named individual);
 - (b) any change in the operator's name(s) or address(es); and
 - (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

- 3.3.6 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for flood risk, drainage or the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:
- (a) the Environment Agency shall be notified at least 14 days before making the change; and
 - (b) the notification shall contain a description of the proposed change in operation.

3.4 Interpretation

- 3.4.1 In this permit the expressions listed in schedule 3 shall have the meaning given in that schedule.
- 3.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made “without delay”, in which case it may be provided by telephone.
- 3.4.3 Any reference to a distance of a number of metres from a flood defence structure, drainage work, remote defence or sea defence is a reference to that distance as measured from the foot of the foregoing as the case may be.
- 3.4.4 Any reference to a distance of a number of metres from a river control work is a reference to that distance as measured from the nearest part of the river control work.
- 3.4.5 Any reference to a distance of a number of metres from a watercourse is a reference to that distance as measured horizontally from the foot of the bank on the landward side of the watercourse.

Schedule 1 – Operations

Table S1.1 activities		
Activity reference	Description of activities	Limits of activities
	Permanent Works	
P1	Installation of 3no hazel faggot structure	<p>The activity (hazel faggot structure) shall be commenced within 3 years of the date of the grant of the permit and completed within 2 months of commencement.</p> <p>The activities (hazel faggot structure) shall be carried out in accordance with the drawing reference proposed Hazel faggot berm plan sited in email received 22/04/2020 Email received 01/05/2020 stating that the berms will be sat at bed level.</p> <p>The structure (hazel faggot structure) occupies no more than half the width of the cross-sectional area of the channel in the main river</p> <p>The structure (hazel faggot structure) is securely fastened to the bed and/or banks of the river at all times so as to prevent it from breaking free.</p>
P2	Construction and installation of log pile on the right bank	<p>The activity (log pile) shall be commenced within 3 years of the date of the grant of the permit and completed within 2 months of commencement.</p> <p>The activity (log pile) shall be carried out in accordance with the application form dated drawing reference Log Pile Specification in Appendix 2 of the Landscape and Ecological Management Plan Rev B.</p> <p>The structure (log pile) does not project beyond the original line of the bank</p> <p>The structure (log pile) is securely fastened to the banks of the river at all times so as to prevent it from breaking free.</p>

Table S1.2 Operating techniques			
Requirement	Measures (if measures are specified)	Document reference	Date Received
Operating technique	If clearance work is undertaken during the nesting season, a breeding bird survey shall be carried out by a suitably qualified and /or experienced person, if birds' nests are found works must not commence until mitigation measures are in place.		
Outcome technique	The hazel faggot structures will be sat on the bed of the river.	Email received 01/05/2020 titled re: Flood risk activity EPRDB3896JS	01/05/2020

Schedule 2 – Site Plan



Schedule 3 – Interpretation

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“main river” means a watercourse or part of a watercourse designated as main river on the statutory main river map held by the Environment Agency.

“Method of Work” means a document forming part of the operator’s management system, setting out the working methods for carrying out the activity and what measures will be taken to avoid or minimise the risks of environmental effects.

“environmental effects” means:

- (a) flooding or risk of flooding;
- (b) harm to the environment or risk of harm to the environment; and
- (c) detrimental impact on drainage or risk of detrimental impact on drainage.

“environmental harm” means a result of human activity which may:

- (a) cause harm to the conservation, protection and enhancement of any species and habitats designated under any enactment as having special protection or priority;
- (b) prevent the achievement of environmental objectives within the meaning of the Water Framework Directive 2000/60/EC;
- (c) cause pollution; or
- (d) otherwise adversely affect the protection and enhancement of the environment.

END OF PERMIT

Appendix 2 Site Visit Records

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme	CONTRACT: Admiralty Park, Camberley
STANTEC PROJECT REF: 40198/3507	Contractor: McAuliffe

DATE OF VISIT [Day]:	29/08/19	STANTEC ENGINEER:	Matt Green
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STANTEC ON SITE	FROM: 0800 TO: 0900
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WEATHER:	General Synopsis	Clear & warm, 20c appx
	AM:	As above
	PM	-

PLANT / PERSONNEL	Various excavators on site undertaking demolition work. Matt Handley (MH) of McAuliffe
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VISIT NOTES [GENERAL DETAILS]:	<ul style="list-style-type: none"> Slab nr BH3 being lifted. 3 layers of concrete present. Groundwater identified at c1.5m bgl. Dark soil with odour encountered beneath slab – samples taken for testing 5 surface samples taken from the river this week for testing SGN have demobbed from site – no gas leak found Demolition works on going. Only Unit 1 (north) remains. Dust suppression noted around plant in that area MH (McA) estimates demo works and slab lift will be completed in c2 weeks.
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RECORD PHOTOGRAPHS:



View from compound of remaining buildings



Area in SW (nr BH3) where slab is being lifted

VISITORS: MRG

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme	CONTRACT: Admiralty Park, Camberley
STANTEC PROJECT REF: 40198/3507	Contractor: McAuliffe

DATE OF VISIT [Day]:	05/09/19	STANTEC ENGINEER:	Matt Green
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STANTEC ON SITE	FROM: 0815 TO: 0945
------------------------	--------------------------------------

WEATHER:	General Synopsis	Clear, breezy, appx. 15c
	AM:	
	PM	

PLANT / PERSONNEL	Various excavators and dumpers on site MH from McA.
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VISIT NOTES [GENERAL DETAILS]:	<ul style="list-style-type: none"> Breaking out of concrete, sorting of demolition waste on going All buildings now demolished. Majority of concrete stockpiled pending crushing. A lot of waste metal, insulation etc now removed from site. McA breaking out c12m corridor along W boundary for Kappa to run new foul. Cappagh are expected to be on site in 2 weeks, and their works are expected to last for 4 weeks McA compound will be moved in c3 weeks Pre works sampling results from groundwater & river expected imminently. MH will share on receipt. Crushing of concrete expected to commence in 2 weeks
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RECORD PHOTOGRAPHS:

 <p>General view NW from compound across site.</p>	 <p>General view from N boundary, southwards across site</p>
 <p>View of concrete stockpiles northwards, from compound</p>	 <p>View from SE corner showing concrete stockpiles</p>

VISITORS: MRG (Stantec) MH (McA)

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 17.9.19

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 0900

WEATHER: General Synopsis Clear, breezy. 10c

AM:

PM

PLANT / PERSONNEL Various excavators & dumpers on site

VISIT NOTES [GENERAL DETAILS]:

- Sorting of concrete ahead of crusher delivery – removing rebar.
- 50t excavator pulling out piles, slabs and ring-beams
- Bund area set up for treatment plant – visqueen on concrete. Sandbags being filled
- Water treatment plant to be delivered today
- Crusher next week
- Soil turning will start along service diversion route when Cappagh start

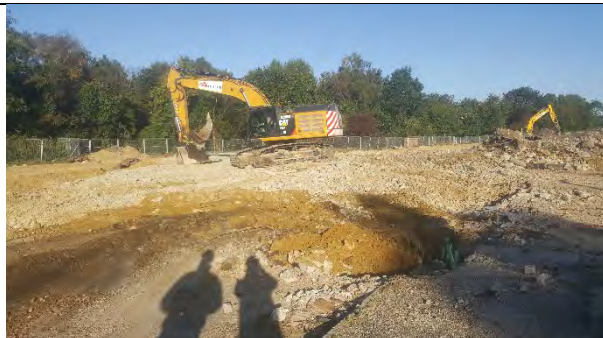
RECORD PHOTOGRAPHS:



Bund area for water treatment



Sorted concrete ready for crush



Excavators pulling slabs etc up

VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 19/9/19

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0900 TO: 1100

WEATHER: General Synopsis Clear, 14 degrees

AM:

PM

PLANT / PERSONNEL Various excavators and dumpers on site
Water treatment plant on site but not set up

VISIT NOTES [GENERAL DETAILS]:

- Monthly site meeting. Main points below
- QROS analyser to be delivered next week
- SGN to supervise excavation to investigate potential 'unrecorded' gas main
- Compulsory biotreatment area = 'Phase 1' area around gas holder base
- Remainder of site will be treated if required dependant on testing
- Concrete crushing to commence 23/9 and will last c2 weeks
- Surface & BH sampling proposed w/c 30.9
- Discharge consent on going. Applying to discharge to rising main
- Rising main entry to site not located yet – sonde and cat/genny will be used from on-site manhole to trace loc.
- Water treatment plant on site and being set up. Settlement tank > water/oil separator > carbonisation tanks
- Bio piles will be placed on bund/visqueen in same area of site
- Plan to restore building areas to 5% CBR, and rest will be lightly rolled

RECORD PHOTOGRAPHS:



Water / oil separators



Water carbonisation tanks



Blackend soils exposed at southern end of site
whilst looking for rising main entry



50t excavator, dust suppression breaking out
concrete

VISITORS: Matt Green



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme	CONTRACT: Admiralty Park, Camberley
STANTEC PROJECT REF: 40198/3507	Contractor: McAuliffe

DATE OF VISIT [Day]: 2/10/19	STANTEC ENGINEER: Matt Green
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STANTEC ON SITE	FROM: 08.15 TO: 09.00
------------------------	--

WEATHER:	General Synopsis	Cold but clear and sunny
	AM:	Cold but clear and sunny
	PM	-

PLANT / PERSONNEL	Various excavators on site from 3t – 30t (Cappagh and McA) Concrete crusher Water treatment plant QED soil analyser dumper
--------------------------	--

VISIT NOTES [GENERAL DETAILS]:	<ul style="list-style-type: none"> • Concrete crushing expected to last another week. • Cappagh now on site. • Trench excavated for new gas main. • Main to be covered with pea gravel • Excess arisings will be 'muck-awayed' by Cappagh • Matt Handley has sampled from along trench. • September water monitoring was undertaken on Monday 30th
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RECORD PHOTOGRAPHS:



QED set up in site office



Mounded arisings from gas trench



View of gas trench, c1.5m depth



Stockpiled pipework awaiting installation



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



Skips & containers in southwest of site being used by Cappagh

VISITORS: MG

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme	CONTRACT: Admiralty Park, Camberley
STANTEC PROJECT REF: 40198/3507	Contractor: McAuliffe

DATE OF VISIT [Day]:	15.10.19	STANTEC ENGINEER:	Matt Green
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STANTEC ON SITE	FROM: 0800 TO: 0930
------------------------	--------------------------------------

WEATHER:	General Synopsis	overcast
	AM:	
	PM	

PLANT / PERSONNEL	Various excavators on site from 3t – 30t (Cappagh and McA) Water treatment plant QED soil analyser Dumper Front loading shovel Roller Dust suppression unit with 'perfume' attachment
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VISIT NOTES [GENERAL DETAILS]:	<ul style="list-style-type: none"> Area in SW dug (appx plan area 15x30m) and turned to 2.5m depth. Approximately 350m³ separated and bio piled. Starting TPH c8000mg/kg. Being aerated daily with riddle bucket (weather permitting). Some ACM pipe removed. Stockpiled separately. Bio-piles being covered with visqueen each eve, and during wet weather Reworked organic material form c1.8m-2.5m is very wet and may require lime treatment to enable suitable rolling Crush conc being rolled in near surface
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RECORD PHOTOGRAPHS:



Area in SW being stripped of 'clean' material pre excavation to 2.5m depth. Background shows crushed concrete layer at surface



Area in SW being stripped of 'clean' material pre excavation to 2.5m depth. Background shows crushed concrete layer at surface



1st biopile being turned by riddle bucket



Visqueen ready to be placed over pile at end of day

VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme	CONTRACT: Admiralty Park, Camberley
STANTEC PROJECT REF: 40198/3507	Contractor: McAuliffe

DATE OF VISIT [Day]:	17.10.19	STANTEC ENGINEER:	Matt Green & Rob Foster
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STANTEC ON SITE	FROM: 0800 TO: 1100
------------------------	--------------------------------------

WEATHER:	General Synopsis	overcast
	AM:	
	PM	

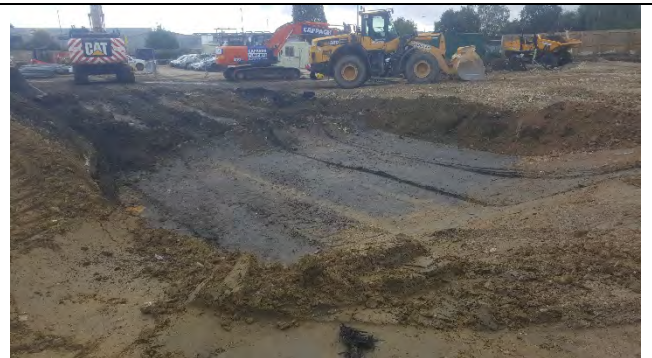
PLANT / PERSONNEL	Various excavators on site from 3t – 30t (Cappagh and McA) Water treatment plant QED soil analyser Dumper Front loading shovel Roller Dust suppression unit with 'perfume' attachment
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VISIT NOTES [GENERAL DETAILS]:	<ul style="list-style-type: none"> Further excavation in SW dug (appx plan area 15x30m) and turned to 2.5m depth. Approximately 350m³ separated and bio piled. Starting TPH c8000mg/kg. Mostly covered during this visit – rain expected Crush concrete being rolled in near surface
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RECORD PHOTOGRAPHS:



Rolled in material pre crush concrete 'firm clay'



Rolled in material pre crush concrete



Relict gas works pipework pulled out, with tar like substance settled in base now oozing out



Biopiles covered in visqueen

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



Gas main starting to be laid



Colour of material in biopiles

VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 22.10.19

STANTEC ENGINEER:

Matt Green

STANTEC ON SITE

FROM: 0800
TO: 0930

WEATHER: **General Synopsis**

Cold + clear & sunny

AM:

PM

PLANT / PERSONNEL

Various excavators on site from 3t – 30t (Cappagh and McA)
Water treatment plant
QED soil analyser
Dumper
Front loading shovel
Roller
Dust suppression unit with 'perfume' attachment

VISIT NOTES [GENERAL DETAILS]:

- Site compound moved being moved to treat area in SW
- MCA being slowed by Cappagh/I&G. Mca plan to reduce attendance to 'skeleton' once compound has moved. Estimated to be for 4 weeks. No remediation in this time, although biopiles will be turned
- Car park yet to be moved

RECORD PHOTOGRAPHS:



View of car park with new car park in background



Former compound/cabin area



View of covered biopiles with crushed concrete stockpile in background

VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 31.10.19

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 0930

WEATHER: General Synopsis Clear + cold

AM:

PM

PLANT / PERSONNEL
2x tracked excavator
1 dumper (standing)
1 front loading shovel (standing)

- VISIT NOTES [GENERAL DETAILS]:**
- MCA expect to TP base plate on Tuesday
 - RHS of entrance Cappagh have stopped – 2 pipes found not on plans c18inch D
 - SGN called out to inspect
 - Most of new pipe laid – some being joined
 - New material in biopiles from I&G/Cappagh trench to LHS of entrance. Soils in pipe trench noted to be 'weeping' HC
 - Allu bucket being used to add cement to biopiles
 - Week 1 of 4 'standing'

RECORD PHOTOGRAPHS:



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 30/08/19

STANTEC ENGINEER:

Matt Green

STANTEC ON SITE

FROM: 0800-0930
TO:

WEATHER: General Synopsis

Clear

AM:

PM

PLANT / PERSONNEL

Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Gas holder base plate located via excavation – encountered 1.5m bgl
- Sides of plate were still in place, and collecting water
- Above plate was brick-fill. Outside plate was dark grey sand and silt
- No sludge noted at base of plate – relatively ‘clean’

RECORD PHOTOGRAPHS:





SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]:

21.11.19

STANTEC ENGINEER:

Matt Green

STANTEC ON SITE

**FROM: 0900
TO: 1100**

WEATHER:

General Synopsis

Dry and overcast

AM:

PM

PLANT / PERSONNEL

Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Monthly site meeting including walkover
- Part of gas holder plate now removed and stockpiled
- Week 4 of 4 stand down
- Foul main now laid

RECORD PHOTOGRAPHS:



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme	CONTRACT: Admiralty Park, Camberley
STANTEC PROJECT REF: 40198/3507	Contractor: McAuliffe

DATE OF VISIT [Day]:	25.11.19	STANTEC ENGINEER:	Matt Green
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STANTEC ON SITE	FROM: 0800 TO: 0930
------------------------	--------------------------------------

WEATHER:	General Synopsis	Wet
	AM:	
	PM	

PLANT / PERSONNEL	Various Plant on site
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VISIT NOTES [GENERAL DETAILS]:	<ul style="list-style-type: none"> Very wet weather, limiting work Since last week works have mainly comprised backfilling of gas trench. Biopile1 now treated (confirmed with QED) and is being used as backfill. Once trench is backfilled crush will be moved from site centre to NW corner of the Site
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RECORD PHOTOGRAPHS:



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 03/12/19

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0900 TO: 1130

WEATHER: General Synopsis

AM:

PM

PLANT / PERSONNEL
20t roller
20t excavator
30t excavator
Dumper
floodlights

VISIT NOTES [GENERAL DETAILS]:

- Crush now moved
- Turnover now started between old foul main and new gas main.
- Biopile 1 has now been used
- Biopile2 has partly passed, split into A & B (passed and failed sections respectively)
- Biopile 3 has now been established, containing material from north of compound and car park area
- Cement is being added to non-contaminated soil to improve handling properties and enable use as backfill

RECORD PHOTOGRAPHS:





SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]:

10.12.19

STANTEC ENGINEER:

Matt Green

STANTEC ON SITE

**FROM: 0800
TO: 1045**

WEATHER:

General Synopsis

overcast

AM:

PM

PLANT / PERSONNEL

6t excavator
30t excavator
20t excavator
35t dumper
13t roller

VISIT NOTES [GENERAL DETAILS]:

- All biopiles now tested and suitable for re-use (some cement might be added to improve handling)
- Turning over area directly in front of site gate – visible hydrocarbon impaction of soils noted. Strong odour.
- Generalised process for turn over 1. Break out surface 2. Remove obstructions and oversize (riddle bucket) 3. Quarantine material pending testing with QED 4. backfill (from base up) with appx 300m brick crush to come above water level, 2000mm material, 200mm of 6f2 rolled in,

RECORD PHOTOGRAPHS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 12.12.19

STANTEC ENGINEER:

Matt Green

STANTEC ON SITE

FROM: 0800
TO: 0930

WEATHER: General Synopsis

Heavy rain

AM:

PM

PLANT / PERSONNEL

Various plant on site

VISIT NOTES [GENERAL DETAILS]:

- No turn over, due to heavy rain
- Water being pumped out of connection excavations
- Some stockpiles being moved to tidy site

RECORD PHOTOGRAPHS:



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 17.12.19

STANTEC ENGINEER:

Matt Green

STANTEC ON SITE

FROM: 0845
TO: 0930

WEATHER: General Synopsis

Wet

AM:

PM

PLANT / PERSONNEL

Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- I&G looking for gas pipe in south of site ahead of connection
- No turnover as MCEL are helping I&G and poor weather
- Site activities winding down for Christmas

RECORD PHOTOGRAPHS:



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 08.01.2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0830 TO: 1100

WEATHER: General Synopsis Overcast & dry

AM:

PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Monthly site meeting (rearranged from Dec)
- Walkover revealed
- Gas connection pits being opened to give I&G required working area

RECORD PHOTOGRAPHS:



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 16/1/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0750 TO: 1700

WEATHER: General Synopsis Clear, sunny day

AM:

PM

PLANT / PERSONNEL Various plant on site including In-Situ CPT testing rig

VISIT NOTES [GENERAL DETAILS]:

- CPT testing in west of site, in the area already treated & turned over
- MCEL to GPS locations upon completion
- Existing main now located, deeper and c5m east of where expected. Sheet piles being installed to support working area for connection

RECORD PHOTOGRAPHS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 24/2/20

STANTEC ENGINEER: Matt Green

STANTEC ON SITE

FROM:
TO:

WEATHER: General Synopsis

Dry and cold

AM:

PM

PLANT / PERSONNEL

Various Plant on site
30T excavator and dumper being delivered

VISIT NOTES [GENERAL DETAILS]:

- 1st day on site after stand down (to allow connection work to be completed)
- Tree protection now set up against river
- Log piles adjacent to river now constructed (wildlife zones)
- North connection area being pumped dry
- Adding a valve to 6inch water main in south of site so the pipe can be removed across site
- Carbon in WTP needs changing soon

RECORD PHOTOGRAPHS:





SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 25.02.2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 1030

WEATHER: General Synopsis

AM:

PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Concrete stockpile being moved from north of site to west (treated area) to free up space to start rem work
- Sheet piles to be removed in south
- Northern connection excavation now backfilled
- WTP noted to be overflowing, so pump stopped to allow WTP to catch up.

RECORD PHOTOGRAPHS:



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 26/2/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 1100

WEATHER: General Synopsis Overcast but dry

AM:

PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Base of excavation treated with cement to provide firm platform for backfill
- Backfill started with treated material, tamped in carefully around gas main
- Sand used over gas main
- Sheet piles wont pull with excavator – tool required
- Cement being added to biopiles to improve handling

RECORD PHOTOGRAPHS:



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 27/2/20

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0930 TO: 1030

WEATHER: General Synopsis Sleet and rain

AM:

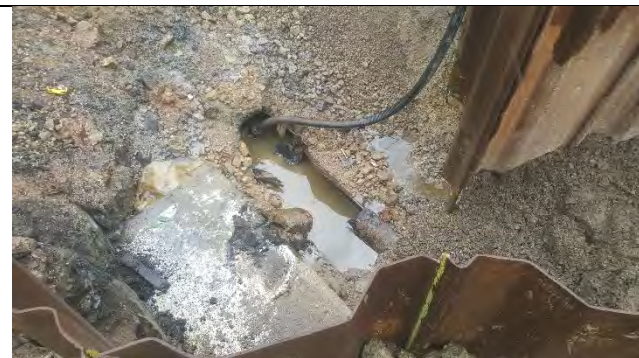
PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Backfilling connection, cement treating and remediation works not taking place due to poor weather
- WTP still running to pump out excavations and old gas main
- Todays task mostly tidying and continuing to move concrete stockpile to western area

RECORD PHOTOGRAPHS:



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 28/02/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 1000

WEATHER: General Synopsis
AM:
PM

rain

PLANT / PERSONNEL
Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Revised backfill methodology still to be confirmed
- Cement being added to stockpiles to aid stabilisation
- No remediation works due to weather

RECORD PHOTOGRAPHS:



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 09/03/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 0930

WEATHER: General Synopsis

AM:

PM

PLANT / PERSONNEL
2x 30t excavators
30t dumper
16t roller

VISIT NOTES [GENERAL DETAILS]:

- In the last week the car park areas in no dig zone have been stripped of turf, concrete has been partially removed in former compound area and more cement added to existing stockpiles
- High volt cable damaged in north of site when removing street light foundations. – MCEL report not on service plans
- SSE have attended to make safe, repair works to follow

RECORD PHOTOGRAPHS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 10/03/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 1600 TO: 1715

WEATHER: General Synopsis Clear, breezy

AM:

PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- SSE have now supervised removal of concrete – it is believed that the HV cable was 'resting' on the foundation and snagged as it was pulled
- Car park areas now tidied and rolled ready for placement of crush concrete

RECORD PHOTOGRAPHS:



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 12.03.2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 1245

WEATHER: General Synopsis Clear but cold

AM:

PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Remediation works now started!
- In south adjacent to former compound area, 10m x 5m boxes are being opened. Perched water entering from c1mbgl arisings are all sloppy. Cement is being added as soils removed to improved handling
- In north, c5m x 40m trenches are being opened. Groundwater is present at base only. Stabilised material is being left in base to set, then rolled. Layers added on top (not seen)

RECORD PHOTOGRAPHS:



CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 13.03.20

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 1200

WEATHER: General Synopsis Clear but cold

AM:

PM

PLANT / PERSONNEL Meeting with Gary Carter of SHBC at 1030

VISIT NOTES [GENERAL DETAILS]:

- Excavation at gas holder base now being pumped out. LNAPL visible emanating from gravels beneath gas holder base.
- Arisings from excavation to be stabilised
- Excavation in north now appears to be rolled (MG not observed directly)
- Garry Carter discussed possibility leachate testing the stabilised monolith at pH to match groundwater.
- SF reports that PID testing yesterday recorded 2ppm adjacent to excavation and 0ppm at site boundary

RECORD PHOTOGRAPHS:



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 16/3/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 1000

WEATHER: General Synopsis Clear and cold

AM:

PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- In north strips 50x10m appx are being excavated still, generally quite 'clean'. Bottom meter is being stabilised with cement and left to set overnight before rolling and additional layers are added
- In south material excavated is very wet and sloppy, arising smell of hydrocarbons and ammonia. Excavations require dewatering – sump is dug in part of each excavation to assist

RECORD PHOTOGRAPHS:





SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 17.3.2020

STANTEC ENGINEER:

Matt Green

STANTEC ON SITE

FROM: 1545
TO: 1715

WEATHER: General Synopsis

Overcast but dry

AM:

PM

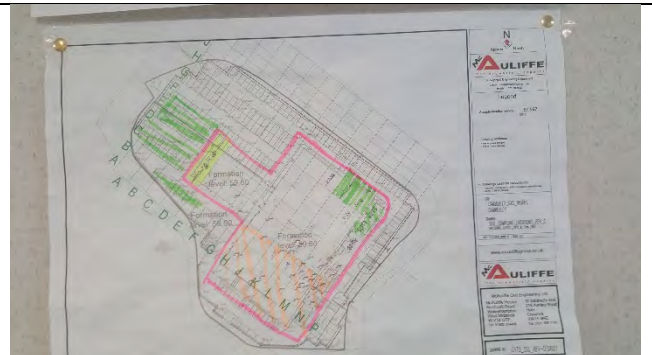
PLANT / PERSONNEL

Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Roller is broken down
- Turn over works continuing across site

RECORD PHOTOGRAPHS:



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 18/3/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0800 TO: 1000

WEATHER: General Synopsis

AM:

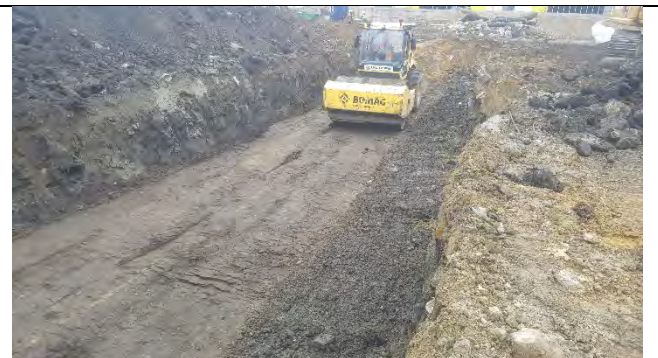
PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Carbon in water treatment plant being replaced – 500kg being added to each tank
- Excavation in north has been to c1.5mbgl and dead rolled 8 no passes. Additional c300mm layers then added, before being rolled again (6 passes) until 100mm below finished level

RECORD PHOTOGRAPHS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 2/4/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 0900 TO: 1000

WEATHER: General Synopsis Clear but cold

AM:

PM

PLANT / PERSONNEL Various Plant on site James Cartwright (MCEL)

VISIT NOTES [GENERAL DETAILS]:

- Covid19 precautions now in place.
- MG chaperoned by JC
- Site works have progressed in last 2 weeks.
- Structural soils on site doing plate load tests and plate CBRs.
- JC comments that 2no plate tests undertaken c2 weeks ago failed to meet backfill criteria. Exact location tbc – in north roughly inline with southern edge of wtp, c40m in from west boundary based on where JC indicated. This area is to be retested now cement has had additional time to set.
- Crushing of concrete stockpile due to commence Monday 6th April

RECORD PHOTOGRAPHS:



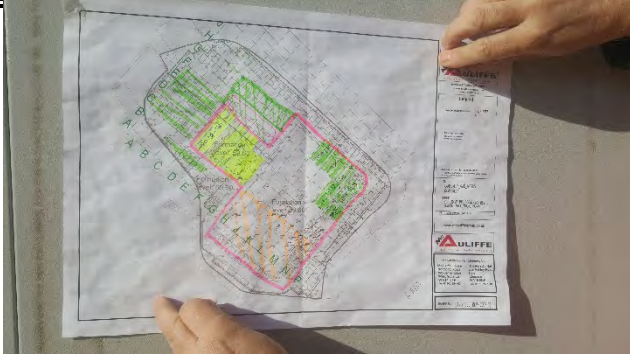
SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



JC stood appx at loc of test failure

VISITORS:



SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 03/04/2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 1115 TO: 1300

WEATHER: General Synopsis Overcast but dry

AM:

PM

PLANT / PERSONNEL
2no 20-ton excavators
2x 30-ton excavators
16t roller
30t dumper
6t bulldozer

VISIT NOTES [GENERAL DETAILS]:

- Concrete crusher due to arrive next week
- Stockpiles being moved and tidied up ahead of weekend
- Crushed brick and concrete layer being added with bulldozer to N car park area
- Conveyor for crusher set up ready for crusher arrival
- Concrete being broken out in centre of site for turnover next week

RECORD PHOTOGRAPHS:





SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 06.04.2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 1330 TO: 1615

WEATHER: General Synopsis Part cloudy. warm

AM:

PM

PLANT / PERSONNEL
 2no 20-ton excavators
 2x 30-ton excavators
 16t roller
 30t dumper
 6t bulldozer

VISIT NOTES [GENERAL DETAILS]:

- Sketch plan below.
- Loc 1 (to north of concrete stockpile) cement being added to arisings at base – c300mm layer left to cure and tamped with bucket, turnover continuing southwards in this pattern
- Loc 2 Concrete tank base uncovered – a lot of rebar. Breaking out required. Tank appx 2x6m in plan area filled with standing water
- Loc 3 – turned over last week. Backfilled with cement/soil mix and left to cure – c600mm below finished level. Vibro rolled 6 passes before additional layers added.

RECORD PHOTOGRAPHS:



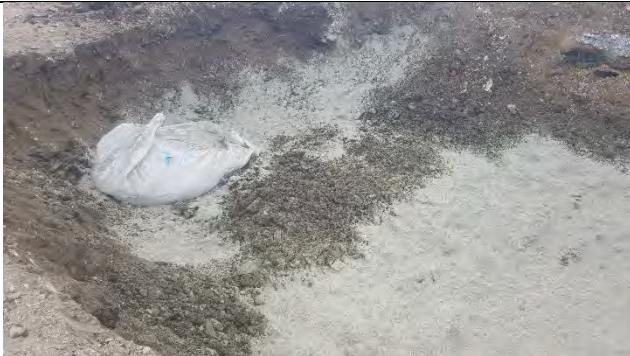
SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



See below

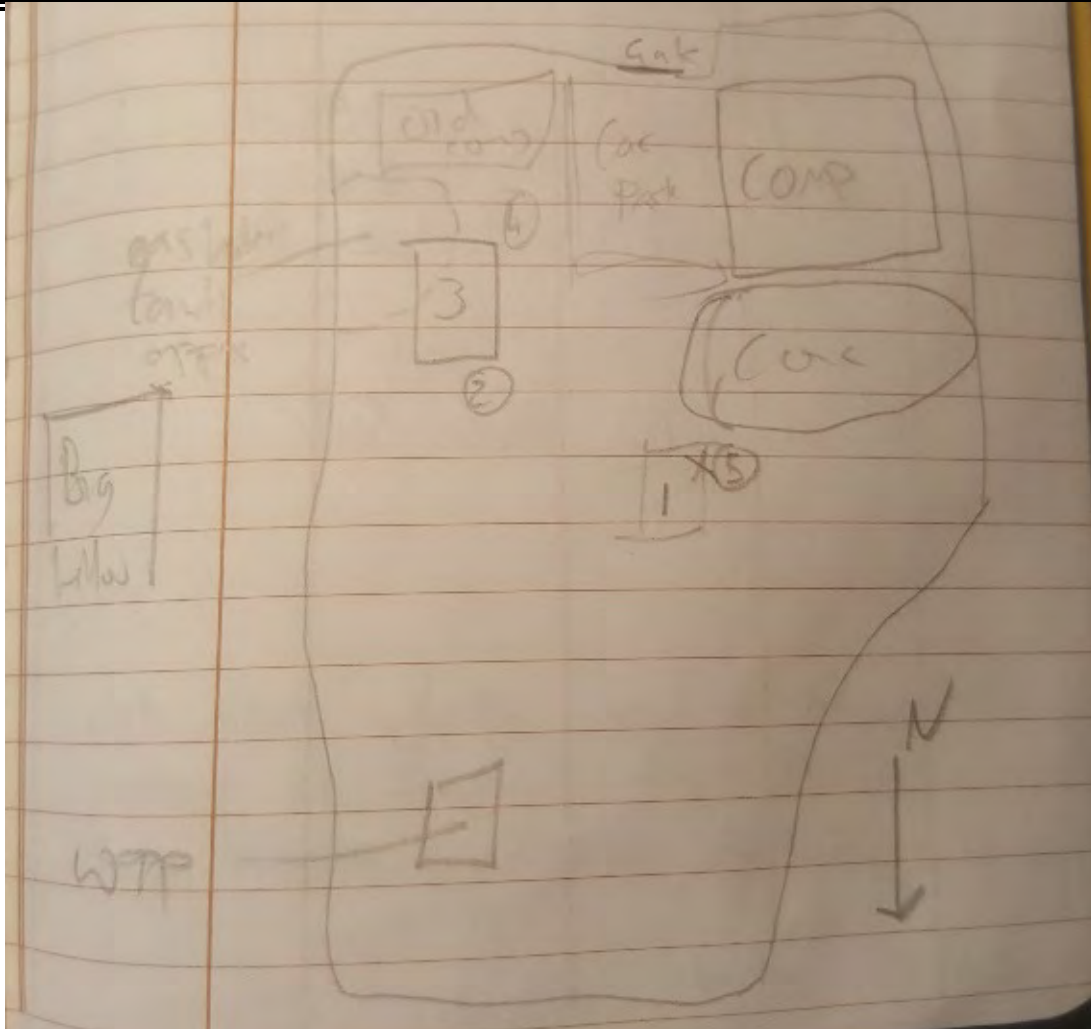
SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS:

SITE VISIT RECORD

CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe

DATE OF VISIT [Day]: 7.4.2020

STANTEC ENGINEER: Matt Green

STANTEC ON SITE FROM: 1330 TO: 1600

WEATHER: General Synopsis Clear, warm and sunny

AM:

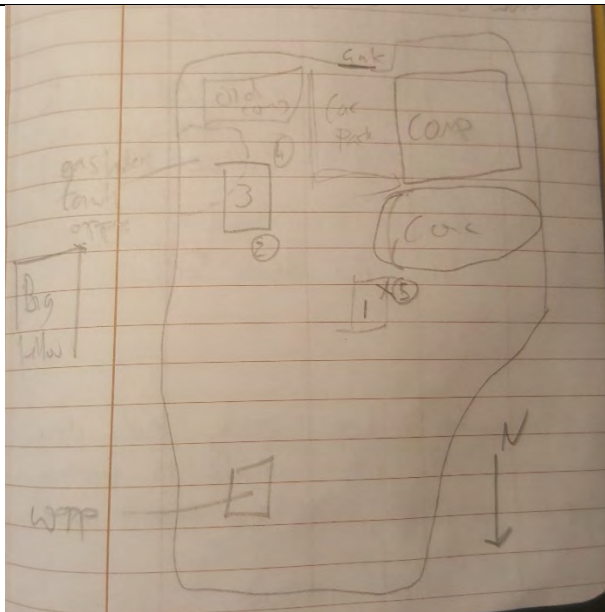
PM

PLANT / PERSONNEL Various Plant on site

VISIT NOTES [GENERAL DETAILS]:

- Sketch plan below
- Loc2 now backfilled to 600mm below surface
- Loc 1 now backfilled to approximately 1m below finished level. Not observed by surface looks rolled. Bulldozer observed adding additional layers
- Location 5 now being turned over
- Loc 4 turned over, cement and slag added. 500mm of backfill added at base and tamped in

RECORD PHOTOGRAPHS:

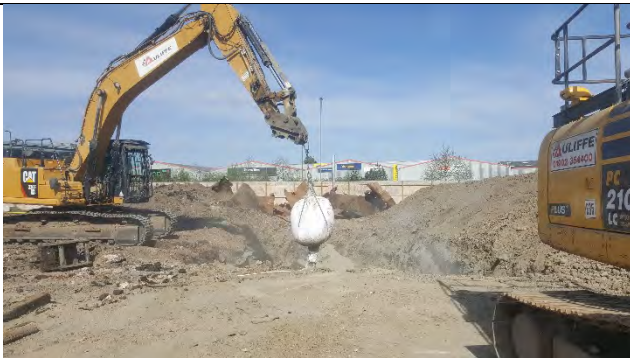


CLIENT: Trustees of the National Grid UK Pension Scheme

CONTRACT: Admiralty Park, Camberley

STANTEC PROJECT REF: 40198/3507

Contractor: McAuliffe



VISITORS: