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26th February 2021

Our Ref: GM/RH/280954.RIR

Remediation Inspection Report

Land Adjacent to 1 Carn Brea Lane, Pool, Redruth, Cornwall
TR15 3DS

ASSESSMENT	RESULT	RECOMMENDATIONS
Remediation Inspection	PASSED	No further action required



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Attached:

- Remediation Inspection Photos (1-6)

Remediation Inspection Report

Land Adjacent to 1 Carn Brea Lane, Pool, Redruth, Cornwall TR15 3DS

1. INTRODUCTION

Further to your request, we provide the following information on the remediation of the above property as regards the contaminated land aspects.

1.1. Previous Works

This report follows a 'Remediation Plan Report (ref: GM/AM/184405.1.rempln) carried out by ourselves on the 16th June 2020. This report outlined the required steps to address the contamination risk onsite.

1.2. Site Proposal

The site is subject to the proposed development of a single building to be used as two flats with associated hardscape driveway and gravel garden areas.

This report relates to the remediation and final landscaping of the Land adjacent to 1 Carn Brea Lane.

2. SCOPE OF WORK

This Remediation Inspection Report presents evidence gathered from onsite inspections and supplementary evidence which may have been provided by the client, contractors, hauliers and suppliers. The aim of this report is to gather sufficient evidence to verify that the proposed remedial methods have been followed so that the site can be considered suitable for use.

We were requested to undertake the following for the landscaping areas:

- Inspection of geotextile and gravel.
- Inspection of hardstanding areas.
- Gather supporting photographic evidence.

3. INSPECTIONS

A final inspection was carried out on the 25th February 2021, during dry weather conditions. At the time of the inspection the landscaping had been completed.

3.1. Softscape Areas

3.1.1. Geotextile

We can confirm that a layer of suitable geotextile was satisfactorily laid within the rear garden area of the site.

The geotextile had been laid over an area of reduced ground, sufficient to gain an adequate thickness of soil/gravel cover.

3.1.2. Gravel

The rear garden and side paths were covered by gravel landscaping. Above the layer of continuous geotextile the gravel was observed to be at least 300mm in thickness and has been confirmed by a number of depth probes.

3.1.3. Soil

There was no topsoil or softscape areas within the garden.

3.2. Hardscape Areas

The driveway at the front of the building the house were covered by asphalt which is considered suitable in breaking the contamination pathway. The asphalt was observed to have been well installed.

Please see the attached plates for supporting photographic evidence.

4. CONCLUSION

With the above having been undertaken, we would consider that the area of the dwelling and its immediate surrounds is acceptable. The proposed remedial measures have been carried out to the accepted specification and we therefore consider that the contaminated land aspects have been satisfactorily addressed for the land adjacent to 1 Carn Brea Lane.

5. LIMITATIONS

The above observations and interpretation has been made based upon the conditions visible at the time of the inspection.

Mining Searches UK will not be held responsible for any changes made following completion of our inspections. Should any future alterations/changes be made to the property or surrounds following completion of the inspections, specialist advice should be sought.


Mining Searches UK will take no responsibility for any future actions taken which breaks, or causes deterioration of the geotextile separation layer or of any potential deleterious materials or potential contamination sources later imported. For any proposed changes in future use, specialist advice should be sought.

Mining Searches UK will not be held responsible for any defects relating to geotextile used or the imported materials, nor the laying of the geotextile and material outside that which was inspected and deemed satisfactory.

No liability will be held by ourselves to any persons not party to the commissioning of this report.

We trust that the above is of assistance, and assure you of our best attention to any future requirements. Please do not hesitate to contact us should you have any query, or require any further assistance.

Yours faithfully,



Giles Maund | Geologist | **MINING SEARCHES UK**



Plate 1— The front of the property was finished with asphalt creating a small parking space. The asphalt was well laid and was considered suitable in breaking the contamination pathway.

Plate 2 — Another view of the asphalt parking area to the front of the property



Land adjacent to 1 Carn Brea Lane

Remediation Investigation

Report: 280954

Plates: 1-2

Scale: NTS

Size: A4

Date: 25.02.2021

Taken by: GM



Plate 3— Photographic evidence of the geotextile being laid down throughout the rear garden

Plate 4 — Further evidence of the geotextile being laid down in the rear garden, before a layer of clean aggregate to build up the correct depth of cover before the decorative chippings were applied.





Plate 5 — Numerous depth probes were taken throughout the gravelled garden all indicating a depth of at least 300mm cover system which is considered suitable in breaking the contamination pathway.

Plate 6 — A view of the rear of the property. The entire rear garden was covered by a gravel cover system of at least 300mm which was considered suitable for breaking the contamination pathway.



 Mining Searches UK	Land adjacent to 1 Carn Brea Lane		
	Remediation Investigation		
	Report: 280954	Plates: 5-6	Scale: NTS
	Size: A4	Date: 25.02.2021	Taken by: GM