

P19/0229F – Discharge of Planning Condition No. 5B

Land to the Rear of No. 22 High Street, Warmley

Intrusive Investigation/Remediation Strategy

November 2023

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Planning Permission P19/0229/F dated 11th March 2019 states:

'Following 5A no development shall take place until detailed site investigations of the areas affected have been carried out. The investigation surveys/samples and/or monitoring to identify extent, scale and nature of contamination. Where identifiable risks are identified the report shall include an appraisal of available remedial options.'

CJ Associates were commissioned in 2019 to prepare a desktop study and carry out investigation surveys/samples and monitoring to identify any possible contamination.

The detailed report CJA dated 29th July 2019 was submitted to the Council in 2020, with an application DOC20/00328 Condition 5A (desk study). The decision notice and all correspondence is missing from the Council planning portal. The application was refused on 23rd August 2022, but without a certificate it is very difficult to understand why Condition 5A was refused.

The detailed CJA report was submitted again to the Council in November 2022. The application in respect of Condition 5A was approved dated 30th May 2023.

The CJA report included six window samplers boreholes to a depth of 1.6m to 3.7m. it also included six trial pits. A range of soils and chemical tests were taken from samples. In addition three standpipe piezometers were installed.

The detailed report did not identify any concerns in respect of geology with a layer of fill ranging from 0.85m to 1.60m overlaying stiff orangey red clay.

Detailed chemical tests were taken in respect of three trial pits and one borehole. In every trial pit paragraphs 12.3.2 all chemical samples were well below the C4SL values for residential use. In respect of WS6, a slightly elevated level of beryllium was identified as 1.8mg/kg which is only 0.1mg/kg higher than the C4SL threshold of 1.7mg/kg.

The location of WS6 is indicated in the report on page 307. The base is believed to be a google earth photo of the site prior to development. It is very difficult to accurately determine the exact location of the boreholes and TPs.

Based upon measurements it is believed WS6 is either under Plot 2 dwelling, the area in front of Plot 2 or the new driveway, The sample was taken at a depth of approximately 1.0m. Looking at the original topographical survey the ground level was approximately 46.1m AOD. Looking at the as-built survey the current level is approximately 46.49m AOD, the sample was taken at a depth of approximately 1.39m.

It is therefore considered there is no risk to residential use with and without home grown produce.

During construction, the CJA report confirms paragraph 12.3.1 there is a **low** potential risk from soil contamination to construction workers, ground workers and members of the public during construction.

In respect of Asbestos paragraph 12.4 none was found.

In respect of methane paragraph 9.5, numerous tests were carried out at four different times at the three standpipes during the period May 2019 to July 2019. The results were all zero.

Overall, only one chemical test located a value of 0.1mg/kg for beryllium above the threshold for residential use. The sample is approximately 1.39m below the finished level either under plot 2 foundations, the narrow front garden or the driveway. and therefore not of concern.

In respect of methane, as zero was recorded no measures are required. The three standpipes can be removed.