

SITE WASTE MANAGEMENT PLAN

SITE AT : FORMER DEXTER PAINTS SITE, GANNOW LANE, BURNLEY

as at..... December 2023.

For : Mr. J. Nixon

1. INTRODUCTION

- 1.1 This Site Waste Management Plan is to accompany an application made to Burnley Borough Council only. Any other requirements under the Site Waste Management Plan Regulations 2008 are to be dealt with separately.

2. THE PERSONS IDENTIFIED

The Principal Contractor

The Principal Contractor is:

J & P Nixon Builders Ltd,
1 Ash Lea Cottages,
St Michael's Road
Bilsborrow
Preston
PR3 0RT

The Client

J & P Nixon Builders Ltd,
1 Ash Lea Cottages,
St Michael's Road
Bilsborrow
Preston
PR3 0RT

The Principal Designer

Avalon Town Planning Ltd
Suite 4a
Ribble Court
1 Mead Way
Shuttleworth Mead Business Park
Padiham
BB12 7NG

3. DESCRIPTION OF THE CONSTRUCTION PROJECT

This is a former paint works site, now abandoned and previous occupying buildings demolished. A previous planning permission for development of the site for 27 no. bungalows. The planning reference for that application is : APP/2015/0114, which was approved in May 2015. This scheme was implemented and the access and two of the bungalows were built on site.

What is now proposed is 35 no. bungalows that reuses the access approved in 2015. The bungalows are small scale units arranged into four terraces with car parking to the front of each property. The terraces are arranged into a square shape on the site with frontage onto Gannow Lane.

4. IDENTIFICATION OF WASTE TYPES

These are known from previous site investigations. The waste types found at the site are:

- Gas due to historical landfill;
- Non-volatile contaminants due to historical landfill;
- Asbestos;
- Sulphate;
- Organic contamination.

5. REMEDIATION TO MITIGATE THE IDENTIFIED RISKS

The remediation required is as follows :

- Hand picking and removal of the discreet asbestos pieces by a P402 surveyor, prior to site development work.
- Non volatile contamination :

Option 1- Removal of all made ground in gardens and soft landscaped areas and make levels up with suitably chemically validated subsoil and topsoil.

Option 2- Provision of a capping layer in all gardens and soft landscaped areas. The capping layer must be of a minimum depth of 600mm, consisting of a 100mm (no dig) break layer, 350mm clean, validated subsoil and 150mm clean, validated topsoil.

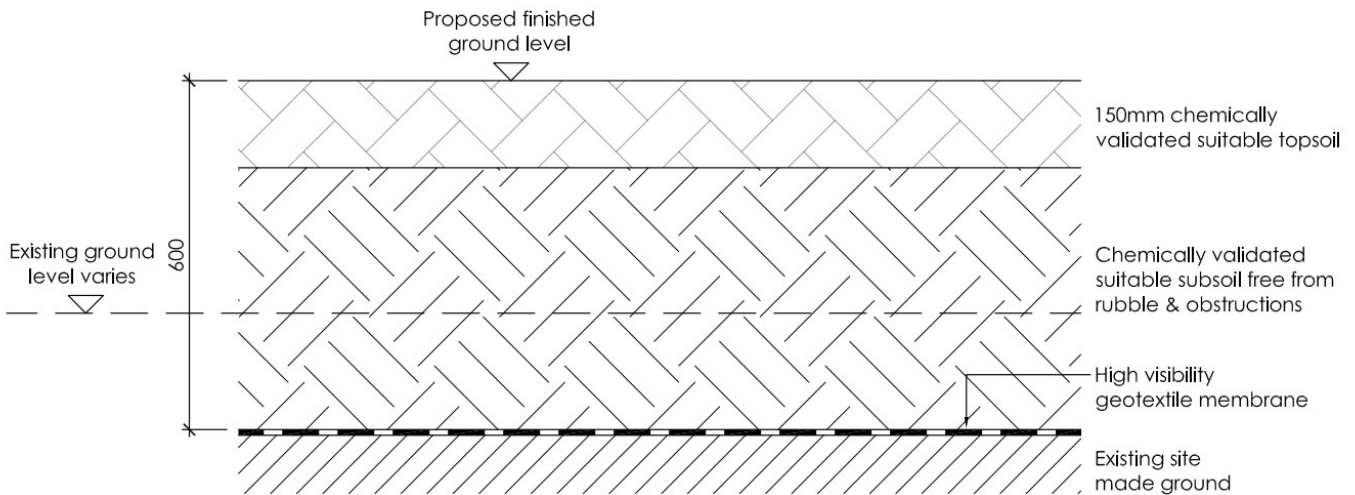
Plans attached at document 1 showing soil remediation work.

- Gas protection measures are required across the site. These measures should comprise CS3 / Amber 2 and therefore the final foundation design must follow BRE 414. Foundation design attached at document 2.
- Organic contamination – determine if barrier pipes are required on site for water pipes.

6. DECLARATION

The client and Principal Contractor will take all reasonable steps to ensure that all waste is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection (Duty of Care) Regulations 1991 and that materials will be handled efficiently and appropriately.

DOCUMENT 1. - SOIL REMEDIATION WORK.



REMEDIAL GROUND BUILD UP WITH GEOTEXTILE MEMBRANE

SPECIFICATION FOR TREATMENT OF SOFT LANDSCAPING

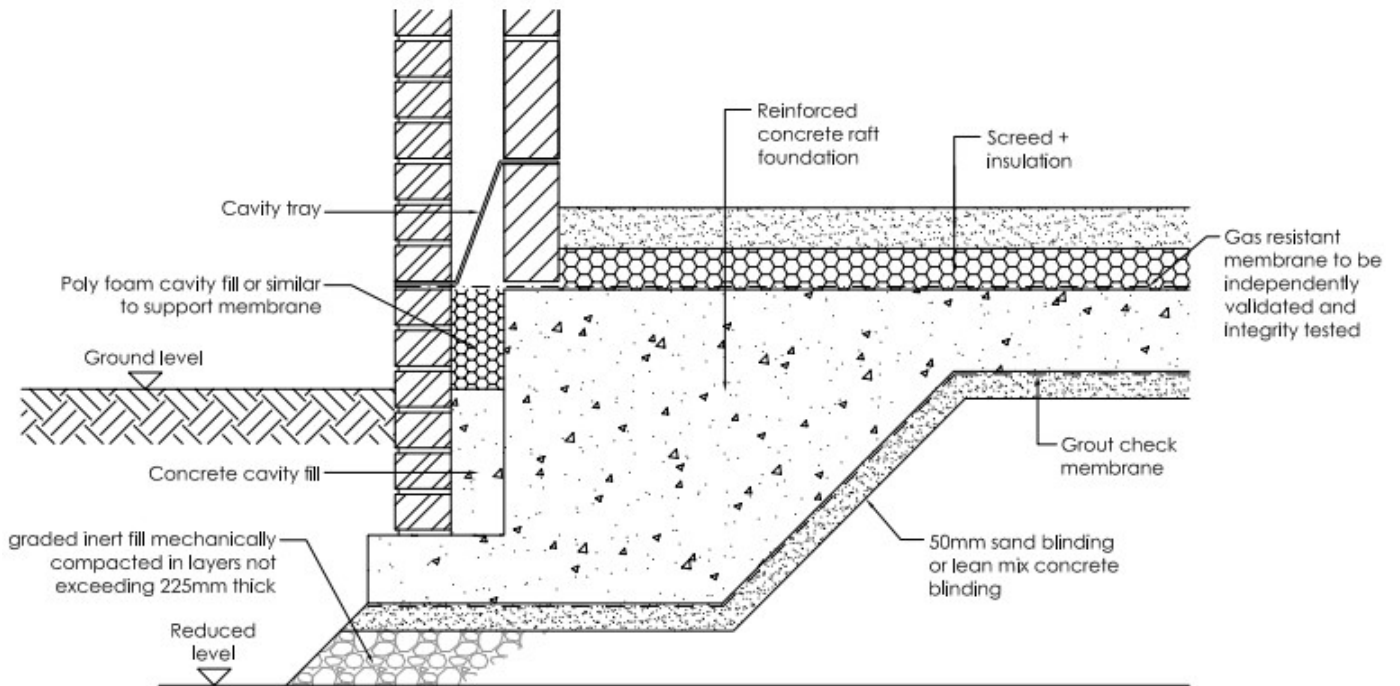
Excavate to 600mm below required finished ground level. Cap the existing made ground with a high visibility geotextile membrane. Cover with chemically validated, suitable subsoil free from rubble and obstructions and 150mm of chemically validated, suitable topsoil to a total minimum depth of 600mm. Alternatively the subsoil layer can be omitted in favour of an equal depth of topsoil.

CHEMICALLY VALIDATED SOILS			
SOURCE	RE-USE TYPE	SAMPLING RATE	SUITE OF ANALYSIS
Greenfield	Topsoil	1 sample per 50m ³ (minimum 3 per source)	Heavy metals, pH, water soluble sulphate USEPA PAH 16, Soil Organic Matter (SOM), asbestos screen.
	Subsoil	1 sample per 150m ³ (minimum 3 per source)	Reject any soils with visual or olfactory evidence of hydrocarbons
Brownfield/ unknown	Topsoil	1 sample per 50m ³ (minimum 3 per source)	Heavy metals, pH, water soluble sulphate, USEPA PAH 16, phenol, total and free cyanide, TPHCWG, BTEX compounds, MTBE, Soil Organic Matter (SOM), asbestos screen.
	Subsoil	1 sample per 150m ³ (minimum 3 per source)	Reject any soils with visual or olfactory evidence of hydrocarbons.
First generation	Stone/ Subsoil	N/A	Provenance for first generation quarried stone/subsoil required
6F2/Screened	Stone	1 sample per 500m ³ (minimum 3 per source)	Heavy metals, pH, water soluble sulphate, USEPA PAH 16, phenol, total and free cyanide, TPHCWG, BTEX compounds, MTBE, Soil Organic Matter (SOM), asbestos screen. Reject any stone with visual or olfactory evidence of hydrocarbons.
* Certification of chemically validated soils to be submitted within the completion report			

NOTES

1. Any contaminated material identified shall be removed from site by the Contractor to an appropriate licensed landfill site. All waste control should be handled and transported in accordance with most current issues of the following:
 - Control of Pollution Act
 - Control of Substances Hazardous to Health Act
 - Environmental Protection Act
 - Environmental Protection (Duty of Care) Regulations
 - Health and Safety at Work Act
2. Upfill of voids - created by removal of any contaminated material - shall be either clean inert granular material (to the approval of the Engineer), or mass concrete.
3. Contractor-designed temporary earthworks to take full note of excavation depths, road proximity, road levels, adjacent substructures and ground conditions on site.
4. The Contractor is to carry out compliance testing, and upon completion of any decontamination works - provide a report demonstrating all contamination has been removed from site. This report must be submitted to the Engineer in sufficient time such that in the event that further works are required they can be accommodated without affecting the construction programme.
5. Ground water level has been recorded at a level of 1m or less below ground level and is anticipated to be within the excavation depth. The Contractor shall ensure ground water is disposed of accordingly.
6. Contractor should give consideration to temporary drainage during the construction process to ensure excavations are stable and the site is kept in a safe working condition.
7. Timing of remedial works to be coordinated with main construction programme to ensure foundations and other adjacent external works are not undermined or disturbed.
8. Any ground disturbed during construction should be re-graded to conform to the general shape of the adjacent ground and to restore the drainage characteristics of the soil.
9. Overall depth should be validated by excavating a trial hole in each garden and soft landscaping area and collecting photographic evidence of high visibility membrane and depth with a staff. Photographic evidence to be submitted with the Completion Report.

DOCUMENT 2. GAS PROTECTION MEASURES



**DETAIL FOR RAFT FOUNDATION WITH
GAS RESISTANT MEMBRANE**