

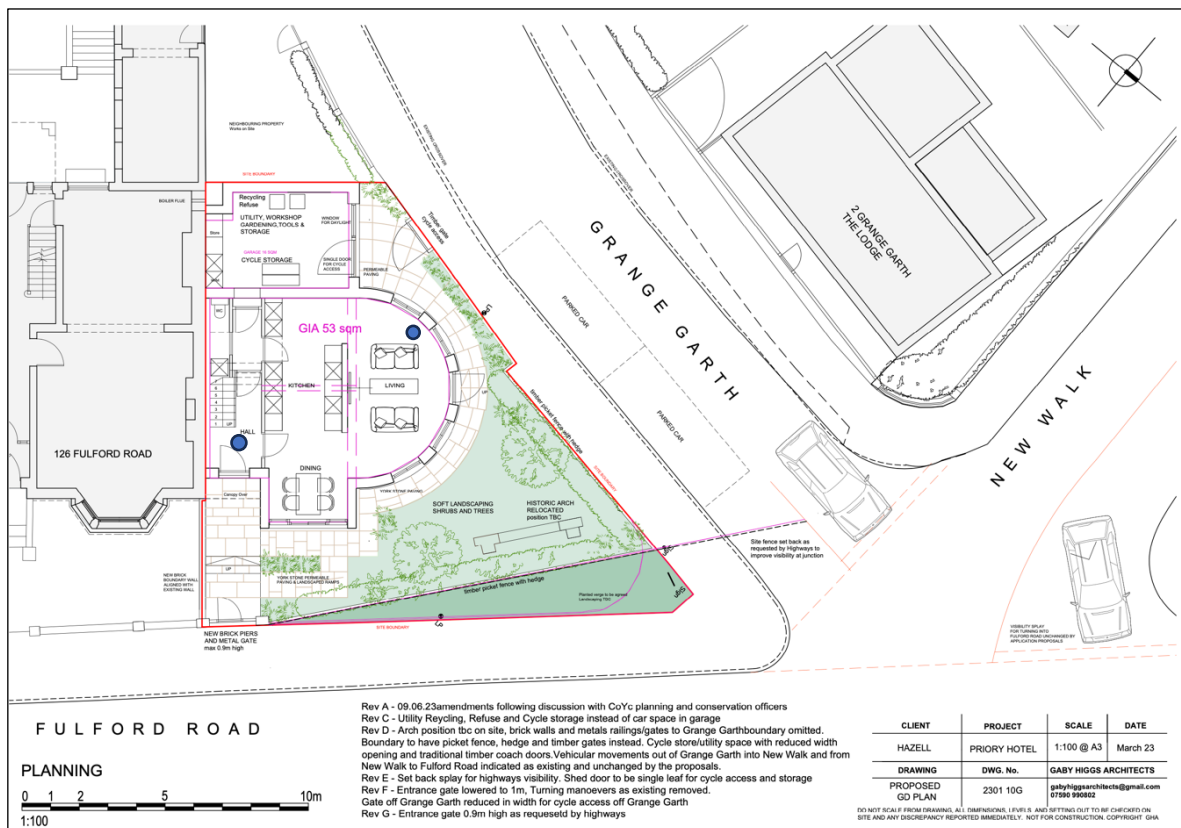
# 23/00798/FUL Land adjacent to 126 Fulford Road

## Condition 12 – Contamination/Remediation Strategy

### 1.0 Ground Investigations

A Phase 1 GeoEnvironmental Desk Study was undertaken by GeoEnvironmental Engineering (ref 2018-3160) dated 6 November 2018. A Phase 2 Ground Investigation Report was undertaken by ARC Environmental (ref 22-604) dated 22 August 2022.

In the report the current application site is noted as 'Area 2'. Two windowless sampling boreholes were made on site as identified as WS03 and WS04 on the plan below. Both these positions are under the proposed dwelling footprint.



Approved Site Plan – Boreholes locations indicated with blue circles - WS03 and WS04

The report found that in 'Area 2' a thin asphalt surfacing overlying dolomite subbase was recorded below which made ground, comprising soft and firm reworked clays containing some brick, concrete, dolomite and coal fragments, was recorded.

The natural drift deposits comprised firm sandy gravelly clays followed by medium dense SAND. Medium dense silty sand in WS03 was observed.

## 2.0 Archaeological excavations

An archaeological evaluation by trial trenching was undertaken on 4<sup>th</sup> March 2024.



Site Photograph March 2024 – clean horticultural soil

The archaeological report concluded the ground deposits represented medieval to early modern agricultural or horticultural soil. A layer of silt formed a typical garden type soil, probably associated with the 19<sup>th</sup> century Priory Hotel buildings. The ground cover indicates that there has never been any development on the site and clean soil layers were seen below the tarmac within the excavated trench.



Excavation photographs showing ground layers, courtesy On Site Archaeology

### **3.0 Conclusions**

Samples taken from boreholes for the ground investigation were towards the rear of the site, where buildings and areas of permanent hardstanding are proposed. The source-pathway-receptor pollutant linkage will not exist and any made ground can remain in-situ with no requirement to incorporate clean cover materials.

Recent investigations have evidenced clean, horticultural soil, with no made ground towards the front of the site, which is where soft landscaping is proposed. Made ground or contamination has not been found and no remediation is required on the site.

In line with condition 14 any unexpected made ground, or suspected contamination, is found during the works will be reported and dealt with a remediation and watching strategy recommended by ARC Environmental (see report para 9.6):

**Gaby Higgs Architects – March 2024**