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## Phase III Remediation & Validation Proposals

At

Park View Primary School, Park View Road,  
Prestwich, Manchester

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Client: **Bury MBC**

Reference: **31119-SUT-ZZ-00-RP-G-703-0001**

Date: **March 2021**

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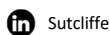
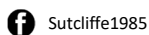
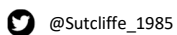
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# SUTCLIFFE INVESTIGATIONS

## Phase III Remediation & Validation Proposals

### Document Control Sheet

Report Reference: 31119-SUT-ZZ-00-RP-G-703-0001

Issue: P01      Date: March 2021

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## 1 Terms of Reference

Sutcliffe Investigations were instructed by Bury MBC to design an appropriate remediation strategy for the proposed development at Park View Primary School, Park View Road, Prestwich, Manchester, M25 1FA.

The site is centred on National Grid Reference (NGR) 381770, 403310. The site area is approximately 1.14ha.

This report provides details on the protocols to be adopted during remedial works required to be undertaken on the site to ensure that any risks associated with long term human health are mitigated.

The soil sampling strategy and chemical analysis proposals set out in this document are produced in light of a Phase I Preliminary Risk Assessment and a Phase 2 Site Investigation produced by Sutcliffe for this site. This report and the outlined strategy should therefore be read in conjunction with:

- *Phase I Preliminary Risk Assessment, Park View Primary School, Park View Road, Prestwich, Manchester, reported July 2020 (Report Reference: 31119-SUT-ZZ-00-RP-701-0001).*
- *Phase II Phase II Interpretative Ground Assessment, Park View Primary School, Park View Road, Manchester, reported November 2020 (Report Reference: 31119-SUT-ZZ-00-RP-702-0002).*

## 2 Development Proposals & Legislation Context

### 2.1 Development Proposal

The proposed development for the site is for an extension to the existing school. The proposed development is presented as *Drawing No: E 19317-A21* produced by Bury Council.

### 2.2 Pre-Development Works

Prior to development, the earliest historical map dated 1848 indicated that the surrounding area of the site was largely field land with a number of ponds and water features noted within 250m of the site. A Tramway is noted along Bury New Road from the 1891 mapping until 1952. Prestwich Hills Reservoir is noted approximately 340m south west of the site from 1891- 1992. Over the following years the only change that was evident is the increase in the number of residential properties in the surrounding area.

The chemical assessment of the onsite material was undertaken by Sutcliffe as part of our site investigation works which formed part of the Phase II report. The results of the chemical testing indicated no elevated levels of contamination on site, the ground gas monitoring has not identified any elevated levels of ground gas.

### 2.3 Legislative Context

The presence of contaminants which may pose a risk to human health or the environment is a material planning consideration, and it remains the responsibility of the developer to ensure safe development. For planning it should be considered whether the site is suitable for its new use, and the responsibility for securing a safe development rests with the developer and/or landowner.

The level of contamination is expected to be low relative to the level of risk and the concern is for the site's proposed use not its current use. This is the opposite to Part 2A which considers high levels (significant harm) and the current use of the site.

Section 57 of the Environment Act 1995, adds Part 2A (ss.78A-18YC) to the Environmental Protection Act 1990 and contains the legislative framework for identifying and dealing with contaminated land. Where development is undertaken on land which may be affected by contamination, the National Planning Policy Framework, paragraphs 120 to 122 consider pollution. This links the contaminated land regime within the development process.

### 3 Aims & Objectives

This report provides details of the remedial options applicable for a residential development with associated gardens.

It also provides procedures to be implemented, in order to verify the remedial measures. The remediation strategy report is required to provide information to regulatory authorities to satisfy planning conditions relating to contaminated land aspects on the site.

This document outlines Sutcliffe Investigations proposals for Remediation Strategies, and includes the following:

- (i) *Validation of any imported/site won top soils required to facilitate landscape proposals.*

## 4 Conceptual Site Model Prior to Remediation

### 4.1 Soils

#### *Methodology*

Based on the Preliminary Risk Assessment and Ground Model as completed by Sutcliffe for this site, a Generic Quantitative Risk Assessment for human health has been undertaken in accordance with CLR and SR (SC050021 series) (DEFRA) guidance and comprised the following:

- *Selection of appropriate generic screening values for human health assessment;*
- *Assessment of contamination distribution and comparison of site data to screening values using the mean and maximum value test (in accordance with CIEH/CL:AIRE Guidance);*
- *Assessment of risks to receptors; and,*
- *Determination of requirements for further investigation or remediation.*

#### *Selection of Soil Screening Values*

The following soil screening values have been adopted:

- Residential (without plant uptake) end use scenario.

Details of the soil assessment criteria are detailed in *Section 4.1*.

#### *Creation of Relevant Datasets*

The proposed development is to comprise the construction of an extension to the existing school and therefore, all samples were assessed against a residential (without plant uptake) end use scenario.

#### *Summary of Results*

Two made ground samples were recovered in total and compared against the relevant GACs for 2.5% soil organic matter (SOM), none of the Made Ground samples contained exceedances of screening criteria.

### *Discussion*

Within the made ground no exceedances were encountered for the inorganic testing or the organic testing indicating that no significant risk is present to long term human health from contaminated soils on the site.

### *Conclusions*

Given the results of the testing undertaken by Sutcliffe no formal remedial measures would necessarily be required, as the material does not pose a long-term risk to human health.

## 4.2 Ground Gas

### *Methodology*

A ground gas risk assessment has been undertaken by Sutcliffe as part of the ground Assessment and completed in general accordance with the British Standard BS8485:2007, “Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments”. The guidance is written specifically for use by designers of gas protection measures relating to the development of a site. Reference has also been made to the CIRIA document C665:2007, “Assessing Risks Posed By Hazardous Ground Gases To Buildings”. The assessment comprises the following:

- *Review of results*
- *Qualitative Assessment and the calculation of Gas Screening Values for methane (CH<sub>4</sub>) and carbon dioxide (CO<sub>2</sub>).*
- *Assessment of risks from ground gas.*
- *Development options.*

### *Review of Field Data*

Gas monitoring was undertaken by Sutcliffe using a fully calibrated GA2000 gas monitor which measured concentrations of oxygen, carbon dioxide and methane as well as gas flow emission rates.

Gas flow and concentrations were recorded at a range of atmospheric pressures varying between 987m bar and 1014m bar. Gas monitoring is complete and the ground gas conditions on site have been assessed against the NHBC Traffic Light System.

### *Calculation of Gas Screening Values*

Levels of carbon dioxide (up to 3.3%) and methane (up to 0.5%) have been recorded. Flow rates ranging between -0.1 – 0.1 were recorded on any of the monitoring visits as such a value of 0.1 was used by Sutcliffe’s to allow the calculation of a GSV. In accordance with CIRIA C665 the ground gas monitoring results indicate that the site has a Gas Screening Value (GSV) of 0.0033 l/hr for carbon dioxide and 0.0005 l/hr for methane. This results in the site being classified as Green – very low risk.

Referring to Box 8.4 in the CIRIA C665 document a Green classification does not require any protection measures.

### *Conclusions*

Based on the quantitative and qualitative assessment of the risk associated with ground gas the site should be classified as Green indicating no gas protective measures are required.

### 4.3 Controlled Waters Risk Assessment

#### *Methodology*

Based on the Preliminary Risk Assessment and Ground Model for this site, a Level 1 Screening Assessment was undertaken by Sutcliffe in general accordance with Environment Agency guidance Environment Agency Remedial Targets Methodology, Hydrogeological Risk Assessment for Land Contamination, 2006.

The methodology comprises:

- *Identification of potential contaminant linkages;*
- *Selection of appropriate generic screening values for controlled waters;*
- *Screening measured concentrations of leachate and groundwater against the generic screening values;*
- *Assessment of contaminant distribution and risk to receptors;*
- *Identification of contaminants of concern and relevant contaminant linkages;*
- *Identification of potential contaminants and contaminant linkages which are no longer of concern.*

#### *Identification of Potential Pollutant Linkages*

Contaminant linkages have been identified as part of the Ground Assessment report completed by \_\_\_\_ between the made ground and the underlying aquifer via infiltration and/or migration of dissolved phase contaminants.

#### *Contaminant Distributions and Risk to Receptors*

Sutcliffe state that several determinands exceeded the DWS and EQS screening values. However, the risk to controlled waters (groundwater & surface waters) is diminished as a result of the following:

- The site is underlain by a Secondary A Aquifer that will act as an aquiclude impeding the flow of water to the underlying Principal Aquifer.
- There are no surface water features within 250m of the site.

The development is considered to represent a low risk to controlled waters.

## 5 Land Contamination Risks

### 5.1 Revised Conceptual Model

Based on the findings of the human health risk assessment as completed by Sutcliffe, the conceptual model has been revised and has been presented within the Ground Assessment report.

### 5.2 Discounted Contaminant Linkages

#### *Long Term Human Health*

No elevated levels of contamination have been identified and as such no risk to long term human health has been identified.

#### *Groundwater Resources*

The UK DWS Leachate screening identified concentrations of Lead that could pose a risk to the Principal Aquifer. However, due to the likely depth of groundwater and the effects of natural attenuation, the risk is unlikely to be significant. No further action is required.

#### *Surface Water Resources*

The EQS Leachate screening identified concentrations of Copper, Lead, Zinc and Fluoranthene that could pose a risk to the local surface water features. However, the nearest surface water feature is noted over 250m away and as such the risk is unlikely to be significant. No further action is required.

#### *Ground Gas*

Based on the results of the gas monitoring a Green classification is recommended for the site, as such no gas protection measures will be required on site.

### 5.3 Human Health Remediation Strategy

While no risks to long-term human health have been identified on the site it is noted that the site is to be subject to an element of cut and fill. As such it is recommended that clean imported topsoil which is “fit for purpose” is brought onto site for use in proposed landscaped areas. In these areas we would anticipate a 300mm capping system to be required to provide a suitable growing medium.

Remediation details for remaining contaminant linkages are presented in *Section 6*.

## 6 Remediation Strategy

### 6.1 Overview

The recommendations provided below are considered appropriate for the site based on the site investigation and the combined risk assessments completed by Sutcliffe (controlled waters, ground gas and long-term human health) and details recommended remediation and validation works as outlined by Sutcliffe.

### 6.2 Additional Works Required to Assess Outstanding Contaminant Linkages

No additional works are required to assess outstanding contaminant linkage.

### 6.3 Regulatory Approval

Consultation with Bury Council Contaminated Land Officer is recommended regarding the acceptability of the validation proposal.

### 6.4 Remedial Works

No formal remedial works area required on the site, however given the nature of the development and the groundworks required to allow development it is recommended that a clean topsoil which is “fit for purpose” is imported onto the site or generated from site won material for use in any proposed landscaped areas associated with the development to act as a growing medium. We would anticipate a total depth of cover of 300mm of topsoil being required for this purpose in proposed landscaped areas.

### 6.5 Imported / Site Won Soil Validation

All imported or site won soil will be chemically validated at a rate of 1 sample per 50m<sup>3</sup> for topsoil. A minimum of 3 samples per soil source will be undertaken.

The validation criteria for the plot areas will comprise the ‘residential (without plant uptake) for a proposed extension to the existing school

Imported material needs to be compliant with *BS3882: 2015 Specification for Topsoil* and *BS8601: 2013 Specification for Subsoil* and requirements for use.

The typical testing suite will comprise:

Arsenic, boron, cadmium, chromium (total and hexavalent), copper, lead, mercury, nickel, selenium, vanadium, zinc, water soluble sulphate, pH, USEPA PAH 16, asbestos (presence or absence) and organic matter.

Where the source is 'brownfield' or to site source unknown the soil will additionally be tested for the following:

Speciated banded petroleum hydrocarbons (TPHCWG), benzene, toluene, ethylbenzene and xylene (BTEX), MTBE, cyanide suite, boron and phenol.

## 6.6 Soil Validation Criteria

### *Generic Soil Assessment Criteria – Imported / Site Won Top soils*

The results of the topsoil and subsoil samples may be contrasted to contemporary UK soil assessment criteria.

With regards to the soil risk assessment for imported top and sub soils Sutcliffe will use the following hierarchy:

- *LQM Suitable 4 Use Levels (S4ULs).*
- *ATRISK Soil Screening Values (SSVs) and DEFRA Generic Assessment Criteria (GACs).*
- *DEFRA Category 4 Screening Levels (C4SLs) for Lead.*

Based upon the above we will use the LQM S4ULs. These use similar assumptions and land uses to C4SLs. However, toxicological information has been based on 'minimal risk' as per previous guidelines and assumptions.

If contaminants are not present as S4ULs, then we propose to use ATRISK SSVs or CL:AIRE GACs. These follow the 'minimal' risk principle and more stringent exposure parameters and will be conservative. The only exception to this is for Lead where the C4SL is used.

## 6.7 Capping Layer Depth Validation

The depth of the capping layer on site will be demonstrated by excavating a hole and collecting photographic evidence. The photographs will show the location of the validation, the downhole view and the depth using a levelling staff.

## 6.8 Site Completion Report

The site completion report will include details of the imported soil validation and photographs of the soil depth placed across the site.

The site wide planning conditions may only be discharged once Bury Council are satisfied that, in accordance with the National Planning Policy Framework (NPPF):

- The site is suitable for its new use
- Adequate site investigation information, prepared by a competent person, is presented.

## 6.9 Additional Remedial Requirements

### *Site Material Management Plan (SMMP)*

It is advised that an appropriate SMMP is designed for the scheme and prior to the commencement of any works and maintained throughout the development of the scheme. All waste transfer notes will need to be retained and documented to allow ease of review by the regulators.

### *Unexpected Contamination*

In the event that during the development works if unexpected contamination is identified then all works should cease and the appointed environmental consultant notified.

### *Documentation*

On completion of the remedial works detailed within Section 6 of this report a Phase IV Completion Report will be required and will need to include the following documentation:

- Waste consignment notes for material removed from site, including details of the recipient facility.
- Consignment notes for top soils imported to site.
- Assessment of material brought onto site to ensure it suitability.
- Photographic log of the growing medium placed in all soft landscaped areas.

Drawing No: E 19317-A21 - Proposed External Works Plan



GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO TENDERING & ASCERTAIN ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

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THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

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| <div>DRAWING TITLE:</div> <div>Proposed External Works Plan</div>                                                                                                                                                          |              |                  |
| DRAWN BY:                                                                                                                                                                                                                  | RV-M         | DATE: 08/20      |
| CHECKED BY:                                                                                                                                                                                                                | NB           | DATE: 08/20      |
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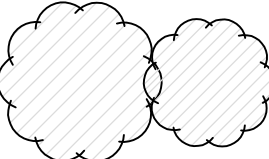
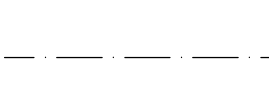
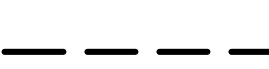
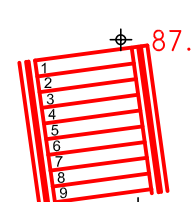
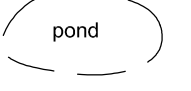
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THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

ALL WORKS IN ENABLING PHASE (CONTRACTOR'S TEMPORARY SITE SETUP AREA, PATH ADJUSTMENTS, REMOVAL OF TREES, SHRUBS, PATHS, FENCING AS DENOTED ON THIS DRAWING) TO BE COMPLETED PRIOR TO COMMENCEMENT OF BUILDING WORKS

Layout Key

-  indicates shrubs and trees to be removed by Contractor
-  indicates paths and edgings to be removed by Contractor
-  indicates timber fencing, gates and posts to be removed by Contractor
-  indicates line of new build phase 1
-  indicates line of Heras fencing to phase 1 Contractors site
-  indicates new paved steps to be constructed by Contractor
-  indicates new levels
-  indicates existing pond area to be drained and cleared by Contractor
-  indicates pupil access route to standalone buildings which will remain occupied during the enabling and phase 1 works (building being demolished will be vacated once phase 1 is complete and pupils can move into new build)

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PROJECT TITLE:  
Park View Primary School  
Park View Road, Prestwich. M25 1FA  
Replacement Classrooms

DRAWING TITLE:  
Proposed External Works  
Enabling Phase

|                      |                |                |
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| DRAWN BY:<br>RV-M    | DATE:<br>08/20 | ISSUE NUMBER:  |
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DRAWING NUMBER:

E 19317 A 21

DEPT CODE DRAWING REF. REV.

Contractors route  
to site area from  
site offices

Contractors temporary site area  
which is to be enclosed in 2.4m high  
Heras fencing (red fenceline hatch)  
Contractor to allow making good area  
upon completion of works of any  
damaged areas.

