

D.BELL GROUNDWORK

119 TURTON ROAD

BL84AQ

Tel: 07885248205

Date: Monday 29th June 2026

Re: Confirmation of Site Inspection and Absence of Contamination – Westminster Avenue Former Garage Site

Dear Sir/Madam,

I write on behalf of D. BELL Groundwork, a construction company with over 30 years of experience within the construction and groundworks industry.

During the summer of 2023, I was appointed by Ian McDonald to undertake groundworks at the former garage site known as Westminster Avenue, which had previously been used as a garage court.

The works comprised the clearance of the site, including the removal of debris and vegetation, followed by the installation of a concrete hardstanding. These works were undertaken using both mechanical plant and hand tools as appropriate.

I am aware of the requirements of Planning Condition 3 attached to Planning Application 71464, which requires written confirmation that no unexpected or previously unidentified contamination was encountered during the course of the development works. I am also mindful of the statutory duties imposed under the Environmental Protection Act 1990, which require contractors to identify, manage, report and safely handle any hazardous or contaminated materials encountered during construction works in order to protect human health and the environment.

Throughout the course of the works, the site was exposed to a depth sufficient to complete the required groundworks. At no stage was any evidence of unexpected contamination observed. There were no visual, olfactory or physical indications of contaminated soils, hazardous materials, underground tanks, fuel residues, asbestos-containing materials or any other substances that would have warranted further investigation or reporting under the planning condition.

Following completion of the clearance works, the site was prepared and surfaced with a concrete hardstanding.

Based on my observations and experience during the works, I can confirm that no unexpected or previously unidentified contamination was encountered during the groundworks undertaken by D. BELL Groundwork at the Westminster Avenue site.

I trust this statement satisfies the requirements of Planning Condition 3 insofar as they relate to the works undertaken by my company. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

David Bell

D. Bell Groundworks