

Subject	Citylabs 4.0 Gas Stores - Ground Contamination Risks & Mitigation Measures
Job No/Ref	267661-82
Date	10 September 2025

Statement on Ground Contamination Risks & Mitigation Measures

The proposed Gas Stores at Citylabs 4.0 will require ground to be broken to install shallow foundations and utility trenches. This statement summarises the contamination risks and associated mitigation measures.

1.1 Contamination Risks

As part of the recent Citylabs 4.0 development (completed earlier in 2025) ground contamination risks at the site were assessed and the following ground investigation report and validation report were submitted to discharge ground contamination Condition 16 of Planning Application 125595/FO/2019:

- Arup (2022) Ground Investigation Report (GIR) Ref: 267661-00, Issue 2, dated 13 April 2022 (planning reference CDN/22/0339)
- IDOM (2025) Validation Report – Remediation Strategy City Labs 4.0 Ref: VR-22579B-24-357, dated March 2025 (planning reference CDN/25/0048)

The original ground investigation identified the presence of made ground across the site, typically comprising granular materials with occasional demolition debris. The human health risk assessment concluded that there was an overall **low risk to construction workers** and a **very low risk to future site users**. No significant ground gas risks or risks to controlled waters were identified. As outlined in the IDOM validation report during recent development and turnover of the site no remediation of the made ground soils apart from material management and verification of imported topsoil was required.

Excavation works required within the site for the proposed Gas Stores are expected to be minor and carried out within the depth of ground previously turned over during the recent development. Therefore no new contamination risks are expected provided standard health and safety measures are implemented during the works. Any made ground excavated is expected to be removed off-site for disposal and the excavations will be covered in hardstanding.

1.2 Mitigation Measures

As excavation is proposed within the depth of previously disturbed ground, the risk of contamination is negligible, however, the following mitigation measures are recommended to manage residual risks:

- Protection of Construction Workers – While no contamination is expected, exposure should be minimised in line with ALARP principles. Site-specific health and safety briefings should be provided to all personnel involved in excavation works, and personal protective equipment (PPE) must be worn during groundworks.
- Unforeseen contamination – If during the excavation works any unforeseen contaminated material is encountered, the material should be delineated and assessed by an Environmental Scientist to determine the suitability of the material to remain on site.

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- Management of Excavated Materials – It is anticipated that all excavated soils will be disposed off-site. They should be sent to an appropriate waste facility with waste transfer notes documented.
- Concrete Specification - All buried concrete should be designed in accordance with DS-1 and AC-1 classifications.

1.3 Summary

Provided excavation remains within the depth of ground previously turned over during the Citylabs 4.0 development, and the above mitigation measures are implemented, there is **no new risk of contamination** associated with the proposed shallow foundation works. The geoenvironmental conditions have been thoroughly assessed, and the site is considered suitable for redevelopment with appropriate controls in place.