

Technical Note

Project title Paterson Redevelopment Project
Job number 263083-00
File reference
cc
Prepared by Paddy Samengo-Turner
Date 18 January 2023
Subject PRP-ARUP-ZZ-XX-TN-CG-0001 Verification report

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1. Introduction

This technical note forms the verification report for the Paterson Redevelopment Project for planning application 123748/F)/2019, condition number 8.

The Arup Contamination Risk Assessment, report reference PRP-ARUP-ZZ-XX-RP-CG-0002-P04, 2019, was produced for the site and proposed development and was submitted to the planning authority. The conclusions of the risk assessment report were as follows:

No visual or olfactory evidence of contamination was noted during the ground investigation or subsequent groundwater and ground gas monitoring. Chemical testing of soil samples indicated no exceedances of relevant assessment criteria.

Ground gas monitoring indicated slightly elevated concentrations of carbon dioxide but gas flow was negligible, and the site is classified as having a very low hazard potential.

Based on the ground conditions encountered, no remediation of the site is considered necessary and a therefore a remediation strategy does not need to be prepared. However, on any brownfield site there is the possibility that unforeseen contaminated material may be encountered during excavation works. Care should be taken during earthworks to ensure that any previously unforeseen contamination is appropriately managed.

2. Site works

Brownfield sites have the potential for unexpected contamination to arise and this was highlighted within the contamination risk assessment, as noted above.

If contamination was identified, a remediation strategy would be required and required to be approved by the local planning authority in accordance with planning condition number 6.

The Contractor confirmed that no visual or olfactory evidence of contamination was encountered during the site works.

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3. Verification statement

No remediation was proposed or carried out at the site and no previously unforeseen contamination was encountered during site development works.

Based on the above, this note confirms no remediation was undertaken at the site, in accordance with the contamination risk assessment.

DOCUMENT CHECKING

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