

DISCOVERY STRATEGY FOR SITE AT THE GROVE, OPENSHAW

PLANNING REFERENCE CDN/22/0610

THE PROPOSED DEVELOPMENT:

Demolition of public house and subsequent construction of a terrace of 3 houses incorporating front and rear private gardens

CURRENT STATUS:

Public house still in place. Demolition imminent. Desk study in preparation. No intrusive investigations undertaken to date.

RISK PHASES FOR ENCOUNTERING UNANTICIPATED GROUND CONDITIONS:

- A. During demolition works
- B. During intrusive ground investigation
- C. During building phase ground works – foundations, drainage etc

REQUIRED ACTIONS:

There is the possibility that unanticipated ground features such as buried tanks, buried harmful wastes etc. may be encountered during the course of any of the above phases.

Should such features be encountered, or abnormal contamination demonstrated to be present in the course of Phase I desk studies or Phase II intrusive ground investigations, then the investigation will be designed / extended to allow full characterisation of the feature / contamination, and the required remedial requirements will be addressed in the site-specific Remediation Strategy (Phase III) report. This Phase III report may include a requirement for some remedial actions to be implemented before the construction phase commences. The implementation of these actions will be validated in the post construction Validation (Phase IV) report.

Where any unanticipated suspect features or abnormal ground conditions are encountered in the course of demolition or groundworks construction phases, then the contractor will halt the works immediately and summon a suitably qualified Environmental Engineer to determine a course of action. Such actions may include:

- Isolation of the affected area
- Sampling and analysis of suspect soils and/or groundwater
- Short-term retention in place of the suspected material while undertaking contamination testing
- Preparation of an incident specific Remediation Strategy inc the lateral / vertical delineation of soil / groundwater removal under the supervision of an Environmental Engineer
- Further validation sampling at the boundaries / base following remediation
- Preparation of a validation record to include date, nature of issue, photographic records, sampling plan, test data, remedial works, disposal records, validation test data, imported soil test data etc

All such incidents will be immediately reported to the Regulatory Authorities.

The records as described above will be incorporated in the post construction Validation Report