

Our Ref: 072071-CUR-ZZ-XX-T-GE-00010-V01

21.09.22

Andrew Bossons
Contracts Manager
B&K Building Services
Robert W Kirkland House,
Alfreton Road,
Derby, DE21 4AG

Dear Andrew

Kincardine Court – Phase 2 site investigations

Following your recent request, we can confirm that Curtins completed the Phase 2 Site Investigation for the titled site.

The investigation was completed for the Unite Group PLC, and the document issued reporting on this is 072071-CUR-00-XX-RP-GE-001 (Rev. P02).

With respect to contamination investigated in the ground, the following summary has been provided based on the findings at the time:

A Low risk rating is identified to end-users from direct contact, inhalation and ingestion of contaminants within Made Ground soils. No exceedances were recorded within analysed soil samples with respect to the nominated 'Residential without Plant Uptake' screening criteria.

The risk to maintenance and construction workers from direct contact and dermal uptake, soil and dust ingestion, dust and migration inhalation is considered Low, accounting for appropriate PPE and environmental management controls.

The risk presented to controlled waters (groundwater and surface water) was identified as Moderate and Low within the Phase 1 Preliminary Site Assessment. The site conditions identified ground conditions consistent with those identified in the Phase 1 Preliminary Risk Assessment, no exceedances were recorded in soil samples and no groundwater was encountered. As such the risk is Low and Very Low.

A Low risk rating is identified to site end-users from ground gas arising from made ground and natural soils migrating into buildings and subsequent inhalation by on-site employees. This corresponds with a Characteristic Situation 1 classification which requires no gas protection measures.

Consequently, a remediation strategy was not required and therefore, no validation was undertaken. However, with respect to unexpected or unforeseen contamination, we have been advised the following by the principal contractor:

Bowmer & Kirkland Ltd monitored the groundworks to ensure that the as dug material being removed from site was as detailed within the Site Investigation Report. At no time throughout the excavation works did we encounter any hazardous material.

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I trust that the two items noted above satisfies your requirements.

Yours faithfully

Affan Nagori
Associate
For and on behalf of
Curtins Consulting Ltd