OMYOP, Yew Tree Road

Watching Brief Report - Ground Conditions During Foundation Excavations

Site: Prem OMYOP, Yew Tree Road

Contractor: Ellison Construction Ltd

Report Date: 29 July 2026

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1. Introduction

This report has been prepared to satisfy Planning Condition 5 relating to the watching brief for ground conditions encountered during construction.

The condition requires that excavation works are monitored for evidence of: Ground contamination; Groundwater contamination; and Ground gas, and that development ceases should any such conditions be encountered until an appropriate remediation strategy has been agreed.

Foundation excavations were undertaken between 13 July 2026 and 16 July 2026. Throughout these works, the excavations were continually observed by experienced site personnel. Site foreman Jordan Greenwood has completed asbestos awareness training

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2. Summary of Excavation Works

The development comprises a series of reinforced concrete pad foundations.

The excavation sequence was undertaken over four days:

Day 1 – 13 July 2026

The rear row of pad foundations adjacent to the existing boundary wall were excavated.

The deepest excavation reached approximately 2.30 m below existing ground level.

Ground conditions generally comprised:

- Made ground within the upper approximately 500 mm.
- Firm to stiff natural clay beneath this level.

Observations made during excavation:

- No groundwater ingress observed.
- No evidence of contaminated soils.
- No discoloured materials encountered.
- No hydrocarbon odours or unusual smells detected.
- No visual evidence of ground gas.

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- Excavation faces remained stable throughout.







Day 2 – 14 July 2026

Excavation of the remaining pad foundations continued.

Maximum excavation depth was approximately 2.00 m.

Ground conditions remained consistent with those encountered on Day 1.

Observations:

- No groundwater encountered.
- No contamination identified.
- No unusual odours detected.
- No evidence of buried waste or made ground beyond the upper surface layer.
- Natural clay remained competent throughout.

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Day 3 – 15 July 2026

Final pad excavations were completed.

Ground conditions remained uniform across the site.

Observations:

- No groundwater encountered.
- No evidence of contamination.
- No hydrocarbon staining.
- No unusual odours.
- No evidence of gas migration.
- Excavation bases remained dry and stable.



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Day 4 – 16 July 2026

Building Control attended site to inspect all completed foundation excavations.

The excavations were accepted as suitable for foundation construction.

Concrete was subsequently placed into all foundation excavations on the same day.

Photographs 13–15 show the inspected excavations together with the concrete foundation pours.







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3. Ground Conditions Encountered

Ground conditions were generally consistent throughout the site and comprised:

- Thin layer of made ground within the upper approximately 500 mm.
- Firm to stiff natural clay beneath.
- Local weathered mudstone/sandstone becoming apparent within the deeper excavations.
- Competent founding strata suitable for the proposed foundations.

The excavation faces remained stable throughout the works.

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4. Groundwater

No groundwater was encountered during any stage of the excavation works.

All foundation excavations remained dry throughout excavation, inspection and concrete placement.

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5. Contamination

Throughout the excavation works no evidence was identified of:

- contaminated soils;
- contaminated groundwater;
- hydrocarbons;
- asbestos-containing materials;
- buried tanks;
- chemical residues;
- unusual staining;
- unusual odours; or
- other potentially contaminative materials.

No circumstances arose which would have required works to cease under Planning Condition 5.

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6. Ground Gas

No visual or olfactory evidence of ground gas was encountered during the excavation works.

No conditions were identified that suggested gas migration or gas-generating materials were present.

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7. Conclusion

Foundation excavations undertaken between 13 July 2026 and 16 July 2026 were carried out under a watching brief in accordance with Planning Condition 5.

The watching brief identified:

- No evidence of ground contamination.
- No evidence of groundwater contamination.
- No groundwater ingress.
- No evidence of ground gas.

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- No requirement for remediation measures.

The exposed natural clay provided suitable founding conditions and Building Control approved the excavations prior to the placement of concrete foundations.

Based on the observations made during the works, no remediation measures were required and the development proceeded in accordance with the planning condition.



Signed – Alex Binns

Director - Ellison Construction Ltd

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