

Our ref: HFE-PPC-00-G-RP-0012/JPB/UnexpectedContaminationLetter

Tom Hall
Technical Director
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9 October 2023

Dear Tom,

**UNEXPECTED CONTAMINATION DISCOVERY STRATEGY
HILLTOP FARM, EARL SHILTON**

Introduction and Scope

PPCP Ltd t/a Patrick Parsons have been requested by Tricas Construction Ltd to provide advice and recommendations in regards to the suspected Asbestos Containing Materials encountered at Hilltop Farm, Earl Shilton which is being developed for a proposed new residential development.

Potential Asbestos Contamination

During demolition at the above site, suspected asbestos containing materials (ACM) were identified in the form of possible asbestos cement sheeting below the former floor slabs.

Recommendations for Demolition Phase Remediation

It is understood that the demolition contractors on site are appropriately trained and licensed to deal with asbestos. The material requires to be moved temporarily to continue with the demolition and to control the potential spread of asbestos fibres. Precautions in line with the HSE's guidance on dealing with ACM should be followed which should include, but not necessarily limited to;

- Damping down during excavation to prevent dust and or fibre release,
- Storage on impermeable surfacing or sheeting,
- Covering of the material to prevent spread of fibres,
- Removal from site at the earliest opportunity to an appropriate waste facility. Transfer tickets and waste disposal records should be maintained.

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The soils associated with the suspected ACM i.e. immediately above / below the horizon containing the potential ACM (~0.1-0.2m thickness) should also be segregated as above to ensure that if they contain any trace asbestos fibres that these are not more widely distributed around the site.

Significant care should be taken when tracking around this area that the soils are not inadvertently spread and thus fibres are not transferred to otherwise clean soils. The key is control of the ACM materials and potentially impacted soils such that this does not affect clean soils in the wider site.

Validation of the area from which the potential ACMs were removed should be completed once these materials are removed to confirm that no residual asbestos contamination remains. This should be undertaken by obtaining surface soils sampling on a minimum of a nominal 5x5m grid over the area of the suspected ACM, with samples screened for the presence of asbestos fibres, with quantification testing if detected.

Should the testing reveal the presence of asbestos fibres, then hotspot removal on a nominal 5x5m grid centred on the location of identified fibres should be undertaken. This will involve the removal of 0.1-0.2m thickness of material, which should also be segregated as above, followed by validation testing at the rates above to confirm that the source of the asbestos fibres is fully removed, or the site level has been reduced such that there is sufficient space to accommodate an appropriate thickness clean capping layer in this area to remove any residual risk to human health (600mm in private gardens or 300mm in soft landscaping – any clean capping with require validation to demonstrate that it will act to remove the risk to human health.

Discovery Strategy – Asbestos

Should additional suspended ACMs be encountered the following recommendations should be followed:

- Suspected ACM should be removed and disposed of offsite in accordance with current HSE guidance,
- If the ACM are to be moved temporarily prior to offsite disposal they should be stored as above,
- Once the suspected ACMs are removed from the area of demolition and it is safe for inspection / assessment, then an experienced Geoenvironmental Engineer should attend site to inspect the post-demolition site to assess if there are any obvious evidence of ACM contamination and obtain samples over the area of encountered suspected ACM to determine if the surrounding soils are impacted by asbestos fibres,
- Should the testing reveal asbestos impacted soils then a revised remedial strategy should be formed.

Discovery Strategy – Unexpected Contamination

During future site redevelopment, groundworkers should remain vigilant for previously unrecorded or unexpected visual and/or olfactory evidence of contamination, or ground conditions which appear inconsistent with those identified during the ground investigation completed by PP.

Examples of contamination may include, but may not be limited to blue billy, oil-stained soils, free phase oily liquid within soils, buried waste materials, fibrous materials, strong odours or marked variation in soil colour and should any unexpected ground conditions be encountered during construction, the following procedures should be adopted:

- All works in the area should be ceased and cordoned off;

- Patrick Parsons or similar geo-environmental consultant should attend site to inspect the area and if necessary collect samples for chemical analysis;
- If the inspection and/or chemical testing confirm the presence of additional contamination, the results will be shared with the LA EHO and any changes to the remedial strategy agreed. No works in the area will be undertaken to agreement has been reached;
- If the inspection and/or chemical testing confirm that no additional contamination is present, then works can proceed with no alteration to the remedial strategy.

Remediation

The previous Phase II Ground investigation report (10056074-AUK-XX-XX-RP-ZZ-0003-01- Phase 2 Geo-Environmental Interpretative Report by Arcadis dated October 2022) did not record any contaminants above the relevant screening values used and as such no recommendations for remediation were presented.

The report noted that suspected Asbestos Containing Materials were visually identified in both the existing buildings at the site and on the surface during the investigation. Asbestos fibres had been recorded in three made ground samples and the testing confirmed the presence of chrysotile fibres at concentrations of <0.001%. No recommendations remedial measures are included the above report in regards to asbestos.

It is considered that the post-demolition asbestos testing of the formation horizon should include the areas where asbestos fibres were identified in the shallow made ground soils to ensure that they do not represent a wider risk.

If evidence of wider asbestos contamination is identified then these recommendations should be reviewed and a revised remedial strategy should be produced.

Following review of this report a copy of it should be submitted to the Local Authority planning department and acceptance of the proposed remedial measures and proposals accepted in writing.

Yours sincerely,



John Baron
Associate Director