

29 MOORE ROAD, BARWELL,
LEICESTERSHIRE, LE9 8AF

Structural Engineering

2021-CPE-149

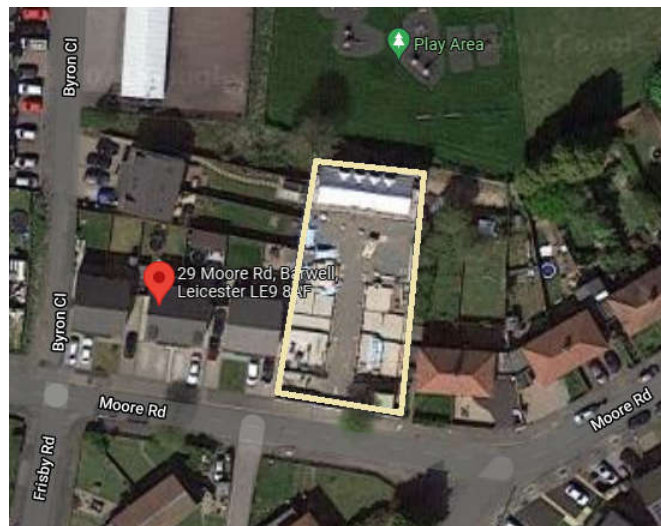
Soil Contamination, mitigation report

Prepared for:
Mr Hossam Elgarhy
Mohda Properties Limited
September 2021

Prepared by	Humberto Escalona Director MEng (Hons) MSc CEng MICE
Project Job No.	2021-CPE-149
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1. INTRODUCTION

2. Compass Property Engineering Ltd have been instructed by Mr Hossam Elgarhy of Mohda Properties Limited (The Client) to prepare report on the soil contamination management strategy carried out following recommendations in a ground investigation report produced by Georisk Management, dated February 2017, and with reference, Report No: 17005/1.
3. The Planning Application reference, agent details and applicant are as below:
 - **Application Ref:** PP-09890361v1
 - **Applicant:** Mohda Properties Limited, Mohda Properties Limited
 - **Agent:** Marc Rawcliffe, Marc Rawcliffe - arc7
 - **Application site address:** 29, Moore Road, Barwell, LE9 8AF
 - **Date of submission:** 10:31 on 16 June 2021

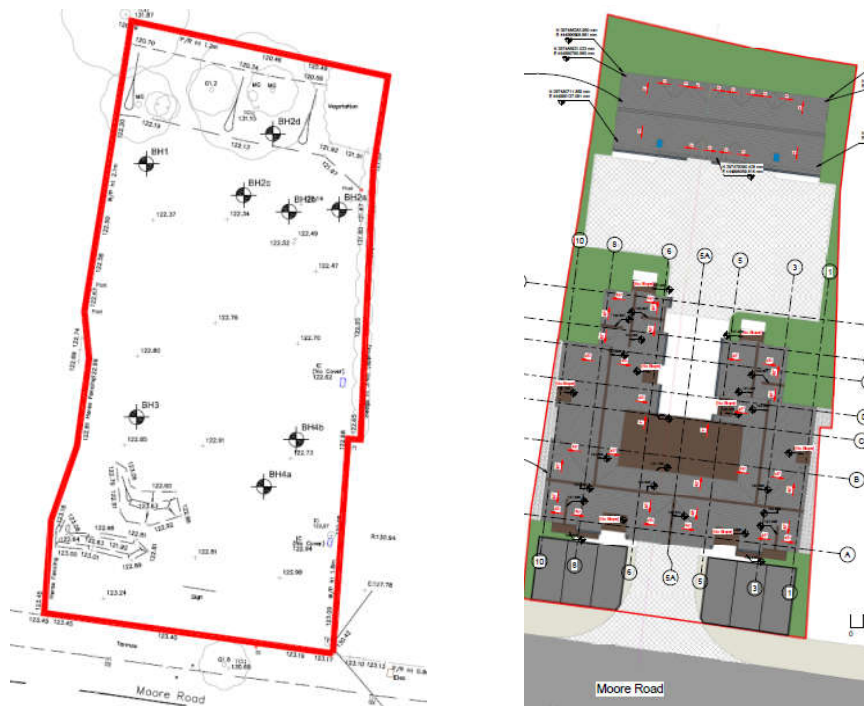


Site Boundary

4. The site has been undeveloped for several years this is explained, recorded from historic data and presented in the Georisk report. Some other residential buildings and a Public House had been constructed in the vicinity prior to this development.

SOIL CONTAMINATION MITIGATION REPORT

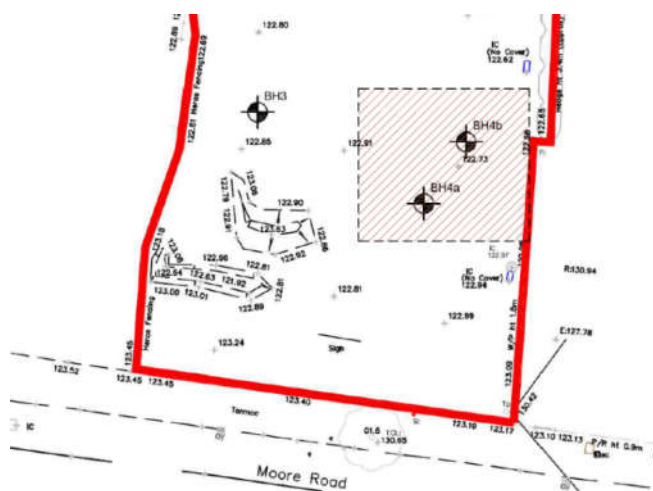
29 MOORE ROAD, BARWELL, LEICESTERSHIRE, LE9 8AF



Existing site and proposed development. Proposed Main building (front) Annex (rear)

5. CONTAMINATION IDENTIFIED AND AFFECTED AREAS

6. The Georisk Management ground investigation report indicates the presence of asbestos around Borehole BH4a and there are recommendations to mitigate the risks to human health and the environment.
7. The report suggests attention and mitigation to contaminated land around this borehole. The location is shown in the image below, although the exact boundary is unknown this plan indicates the approximate affected area.



Existing site and borehole location (affected area)

8. There are 2 main areas of focus with regards to the contamination on reporting soil removal and disposal:
 - Human health, during construction and in the permanent case, beneath the proposed buildings.
 - Human Health and Environment, Soft landscaped areas (rear of Annex Building).
9. Part of the block of apartments proposed at the front of the site, is over borehole BH4a. Contamination could potentially affect people in this area and a slight spread to other areas by filtering or transportation.
10. It is important to know that there is no soft landscaping proposed around the main building at the front of the development, only hard surfacing; hence the risk of contamination to soft landscaping is eliminated.
11. Any contamination around the areas proposed with hard surfaces such as roads and pavements are not considered to be present. These are not considered to be under any risk.

12. This report will make emphasis on the soil mitigation strategy carried out by Mohda Properties Limited at the affected area and the careful and safe disposal of contaminated soil.

13. CONTAMINATION MITIGATION

14. It has been suggested by the Environmental Health Officer to carry a verification following recommendations set out in sections 10.4 and 10.5 of the ground investigation report.

15. *10.4 remedial action plan – human health:*

16. Before any further details about the soil mitigation, it is important to point out that, as part of the structural design of the buildings and their foundations, the proposal has been to reduce the level of all soil under the buildings by approximately 300-350mm from existing ground level. The purpose of the extra dig is to account for possible heave and shrinkage of the soil found on site. Hence, proposing a void under the suspended ground floor beam and block of 250mm has been followed by the designers as recommended in the same report by Georisk. Based on the previous information, the provision of new soil does not apply.

17. This has led to the removal of the top layers of soil beneath the footprint of all buildings, including the affected area around borehole BH4a.

18. The sequence of tasks followed to remove the contaminated soil around Borehole BH4a was as indicated below by Mohda Properties Limited:

- *At the onset of works known asbestos contaminated soils were scraped up carefully and stockpiled on plastic and covered.*
- *Visual inspections of the entire site were carried out and it appeared that all asbestos was removed. These stockpiles were later removed as contaminated waste for which waste transfer notes were received. Particular attention was given to the vicinity of the borehole where the asbestos chrysotile was located.*
- *After these works were done to ensure that if any asbestos had been missed the site was covered with a temporary geo tech and MOT type one for the site access roadway. This is still to be scrapped back or filled to 350mm below finished levels and a no dig Geotec installed. This sequence was chosen to avoid damage to the Geotech by service trenches and sinking heavy plant in bad weather.*
- *Under the foot prints of the buildings levels were brought up using type one and sharp sand leaving a 250mm void below the beam and block floor.*
- *Very little work to the frontage has been carried out apart from levelling out and temporary concrete access. This was due to site welfare units an not having Leicester Highways approval but this area is still to be reduced by 400mm for road makeup.*
- *As asbestos was only detected in BH4A These works should have taken the risk from low to very low or none.*
- *Mohda Properties have had a quote for further investigation works which will further reduce risk of spreading asbestos around the site if any remains.*

- In the images below it can be seen how the soil has been removed and a layer of clean sand applied throughout the site to have a clean and workable surface underneath the proposed suspended concrete floors.



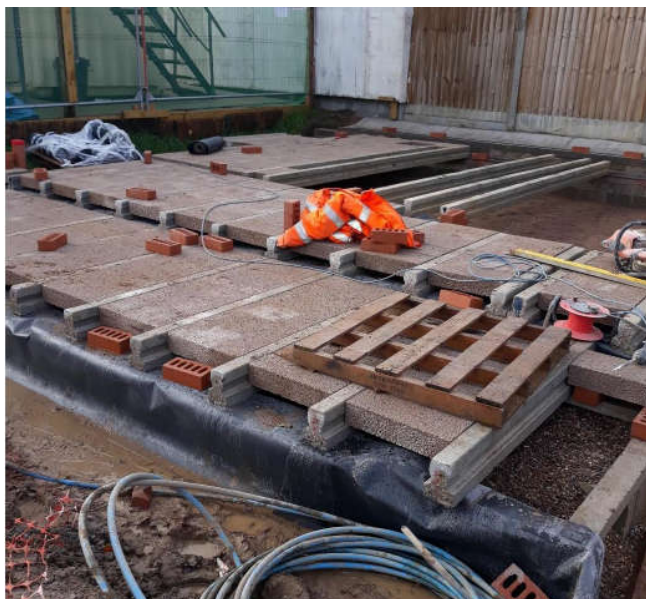
SOIL CONTAMINATION MITIGATION REPORT
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19. During redevelopment of the site, construction workers were likely to be in direct contact with the near surface soils and appropriate Health and Safety measures have been implemented based on the findings of this investigation - vigilance was maintained during all site works for the possible presence of asbestos and all health and safety procedures have reflected this.



20. The disposed soil has been removed to a certified facility and the record is included in Appendix 1.
21. Removal of asbestos-impacted materials has been shown on the plan area as excavated and waste transfer/carrier notes recording how much material was removed and where it was disposed are reported in Appendix 1.
22. *10.5 topsoil validation*
23. It has become apparent the absence of any need to substitute the removed soil under the buildings. However, new sand has been applied beneath the beam and block suspended floors.

- [illegible]







New soil Level

Existing soil Level

25. The new top soil behind the Annex building at the rear of the development will approximately 500mm deep from the formation level to approximately one brick below the ventilated void.

APPENDIX 1

- Soil Removal Validation
 - Asbestos removal site records

Modha Properties LAND ADJACENT TO 31 MOORE ROAD
BARWELL, LEICESTER

Rowley Regis Treatment Centre Former Edwin Richards
Quarry, Portway Road Rowley Regis B65 9DS

as 2

If continuation sheet used, please tick: ☐

3 WASTE DETAILS (where more than one waste type is collected, all of the information given below must be completed for each EWC identified):

The information given below is to be completed for each EWC identified

Part C - Carrier's Certificate

Signed: me Time: 13:30 Date: 26-5-21

Signed: Time: Date: 26-5-2

Signed: _____ Time: _____ Date: _____

Part A - Notification Details

- 1 Consignment note code: MODHAP / 11201
- 2 The waste described below is to be removed from (name, address, postcode, telephone, email, facsimile):

Modha Properties LAND ADJACENT TO 31 MOORE ROAD
BARWELL, LEICESTER

- 3 The waste will be taken to (name, address and postcode):

Rowley Regis Treatment Centre Former Edwin Richards
Quarry, Portway Road Rowley Regis B65 9DS

- 4 The waste producer was (if different from 2) (name, address, postcode, telephone, email, facsimile):

as 2

Part B - Description of Waste

If continuation sheet used, please tick: ☐

- 1 The process giving rise to the waste was: Site Clearance

- 2 SIC Code for process giving rise to waste: 43.12/1

- 3 WASTE DETAILS (where more than one waste type is collected, all of the information given below must be completed for each EWC identified):

Description of Waste	List of wastes EWC Code (6 digits)	Quantity (kg)	The chemical/biological components of the waste and their concentrations are:		Physical form (e.g. solid, liquid, gas, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
			Component	Conc. (% or mg/kg)			
Asbestos containing soils for treatment	17 06 05	20t	Asbestos	>0.1%	solid	HP5 HP7	8 wheeler

The information given below is to be completed for each EWC identified

EWC Code	Identification number(s)	Proper Shipping Name(s)	UN Class(es)	Packing group(s)	Special Handling Requirements

Part C - Carrier's Certificate

If more than one carrier is used, please attach schedule for subsequent carriers. If a schedule of carriers is attached, tick here: ☐

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements

- 1 Carrier Name:
on behalf of (name, address, postcode, telephone, email, facsimile):
Midland Rock (Leicester) Limited, Registered office, Lyn House,
39 The Parade, Oadby, Leicestershire, LE2 5BB

- 2 Carrier registration no. /reason for exemption: CBDU153127

- 3 Vehicle registration no. (or mode of transport, if not road): MR16 ROC

Signed: [Signature] Time: 09.30 Date: 26-5-21

Part D - Consignor's Certificate

I certify that the information in A, B and G has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements. I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

- 1 Consignor Name:
on behalf of (name, address, postcode, telephone, email, facsimile):
Modha Properties
Tel : 03300945597
Mob : 07597236983
Unit 2, Molly Millers Lane,
Wokingham, RG41 2RT

Signed: [Signature] Time: 9.30 Date: 26/5/21

Part E - Consignee's Certificate

Individual EWC Code(s) received (6 digits)	Quantity of each EWC Code received (kg)	EWC Code accepted/rejected	Waste Management Operation (R or D Code)

- 1 I received this waste at the address given in A4 on: Date: Time:

- 2 Vehicle registration no. (or mode of transport if not road):

Name:
on behalf of (name, address, postcode, telephone, email, facsimile):

- 3 Where waste is rejected, please provide details:

I certify that the waste management licence/permit/authorised exemption no(s) authorises the management of the waste described in B at the address given in A4.

No. Signed: Time: Date:

Part A - Notification Details

1 Consignment note code: MODHAP / 11206

2 The waste described below is to be removed from (name, address, postcode, telephone, email, facsimile):
Modha Properties LAND ADJACENT TO 31 MOORE ROAD BARWELL, LEICESTER

3 The waste will be taken to (name, address and postcode):
Rowley Regis Treatment Centre Former Edwin Richards Quarry, Portway Road Rowley Regis B65 9DS

4 The waste producer was (if different from 2) (name, address, postcode, telephone, email, facsimile):
as 2

Part B - Description of Waste

1 The process giving rise to the waste was: Site Clearance

2 SIC Code for process giving rise to waste: 43.12/1

3 WASTE DETAILS (where more than one waste type is collected, all of the information given below must be completed for each EWC identified):

Description of Waste	List of wastes EWC Code (6 digits)	Quantity (kg)	The chemical/biological components of the waste and their concentrations are:		Physical form (e.g. solid, liquid, gas, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
			Component	Conc. (% or mg/kg)			
Asbestos containing soils for treatment	17 06 05	20t	Asbestos	>0.1%	solid	HP5 HP7	8 wheeler

The information given below is to be completed for each EWC identified

EWC Code	UN identification number(s)	Proper Shipping Name(s)	UN Class(es)	Packing group(s)	Special Handling Requirements

Part C - Carrier's Certificate

If more than one carrier is used, please attach schedule for subsequent carriers. If a schedule of carriers is attached, tick here: ☐

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements

1 Carrier Name: MIDLAND ROCK LIMITED
on behalf of (name, address, postcode, telephone, email, facsimile):
Midland Rock (Leicester) Limited, Registered office, Lyn House, 39 The Parade, Oadby, Leicestershire, LE2 5BB

2 Carrier registration no. /reason for exemption: CBDU153127

3 Vehicle registration no. (or mode of transport, if not road): KX10 NLE

Signed: [Signature] Time: [Blank] Date: 2/6/21

Part D - Consignor's Certificate

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements. I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor Name: MODHA PROPERTIES
on behalf of (name, address, postcode, telephone, email, facsimile):
Modha Properties
Tel : 03300945597
Mob : 07597236983
Unit 2, Molly Millers Lane, Wokingham, RG41 2RT

Signed: [Signature] Time: 9.45 Date: 2/6/21

Part E - Consignee's Certificate

Individual EWC Code(s) received (6 digits)	Quantity of each EWC Code received (kg)	EWC Code accepted/rejected	Waste Management Operation (R or D Code)

1 I received this waste at the address given in A4 on: Date: [Blank] Time: [Blank]

2 Vehicle registration no. (or mode of transport if not road): [Blank]

3 Where waste is rejected, please provide details: [Blank]

I certify that the waste management licence/permit/authorised exemption no(s), authorises the management of the waste described in B at the address given in A4.

No

Signed: [Blank] Time: [Blank] Date: [Blank]

MIDLAND ROCK (LEICESTER) LIMITED

Elms Farm, Broughton Way,
Broughton Astley, Leicesters. LE9 6SN
Office: 01455 332147
Email: info@midlandrock.com

DAYWORK / WASTE TRANSFER / DELIVERY

No. **542696**

O/N

QT

CUSTOMER (OR PRODUCER OF WASTE)

LOADED AT

DATE

VEHICLE REG

HAULER

DRIVER

MATERIAL DESCRIPTION

SIC CODE

WASTE DESCRIPTION

EWG CODE

VEHICLE SIZE

GROSS

TARE

NET

TIME ON SITE

TONNES

TIME OFF SITE

TRAVEL TIME

BREAKS

TOTAL HOURS

SIGNED FOR WAITING TIME

TIPPED AT: Midland Rock Recycling, Enderby
Permit No. EPR/GB3407GT

We confirm that we have applied the waste management hierarchy as required by Regulation of the Waste (England and Wales) Regulations 2011.

SIGNED BY RECEIVING SITE

PRINT NAME

Disclaimer: The driver is instructed not to leave the public highway unless instructed to do so by the customer. The company accepts no responsibility for damage done while entering, tipping or leaving any site. Goods & Services remain the property of Midland Rock (Leicester) Ltd until payment is received in full.

CUSTOMER TO SIGN AND PRINT

PRINT NAME

James

are subject to our terms and conditions available on request

No. 553724

Elms Farm, Broughton Way,
Broughton Astley, Leicester. LE9 6SN
Office: 01455 332147
Email: info@midlandrock.com

O/N

QT

CUSTOMER (OR PRODUCER OF WASTE)			DATE
MODHA PRO			26-5-21
LOADED AT			VEHICLE REG
29 MOOLE RD			M216 ROC
BARWELL			HAULER
			MIDROCK
MATERIAL DESCRIPTION			DRIVER
H42 AWAY			MAYES
SIC CODE			VEHICLE SIZE
43.12			1x8WGRAB
WASTE DESCRIPTION	EWG CODE	TICK	GROSS
CONCRETE	17-01-01		
MIXED HARDCORE	17-01-07		
ASPHALT	17-03-02		
SUBS OIL & STONES	17-05-04	-	TARE
MIXED CONSTRUCTION & DEMO	17-09-04		
OTHER		-	NET
We confirm that we have applied the waste management hierarchy as required by Regulation of the Waste (England and Wales) Regulations 2011.			TONNES
TIPPED AT: Midland Rock Recycling, Enderby Permit No. EPR/G3307G1			TIME ON SITE
TIPPED AT:			
PROVETUS			TIME OFF SITE
ROWLEY REGIS			TRAVEL TIME
SIGNED BY RECEIVING SITE			BREAKS
PRINT NAME			TOTAL HOURS
Disclaimer: The driver is instructed not to leave the public highway unless instructed to do so by the customer. It is the customer's responsibility to provide a safe and suitable site access. When instructed to leave the public highway, the company accepts no responsibility for damage done while entering, tipping or leaving any site. Goods & Services remain the property of Midland Rock (Leicester) Ltd. until payment is received in full.			SIGNED FOR WAITING TIME
CUSTOMER TO SIGN AND PRINT			
X COVID-19			
PRINT NAME			

MIDLAND ROCK (LEICESTER) LIMITED

DAYWORK / WASTE TRANSFER / DELIVERY NOTE

Elms Farm, Broughton Way,
Broughton Ashley, Leicester, LE9 6SN
Office: 01455 332147
Email: info@midlandrock.com

No. 553723

O/N

QT

CUSTOMER (OR PRODUCER OF WASTE)			DATE
MODHA PREP.			26-5-21
LOADED AT			VEHICLE REG
29 MOORE RD			MR16 ROE
BARWELL			HAULER
			MIDROCK
MATERIAL DESCRIPTION			DRIVER
HAZ AWAY			MAYES
SIC CODE		VEHICLE SIZE	
43.12		1x8W GRAB	
WASTE DESCRIPTION	EWC CODE	TICK	
CONCRETE	17-01-01		
MIXED HARDCORE	17-01-07		
ASPHALT	17-03-02		
SUBSOIL & STONES	17-05-04		
MIXED CONSTRUCTION & DEMO	17-09-04		
OTHER			
We confirm that we have applied the waste management hierarchy as required by Regulation of the Waste (England and Wales) Regulations 2011.			NET
TIPPED AT: Midland Rock Recycling, Enderby			
Permit No. EPR/GB3307GT			TONNES
TIPPED AT:			TIME ON SITE
PROVETUS			
ROSLERY REGIS			
SIGNED BY RECEIVING SITE			TRAVEL TIME
PRINT NAME			BREAKS
Disclaimer: The driver is instructed not to leave the public highway unless instructed to do so by the customer. It is the customer's responsibility to provide a safe and suitable site access. When instructed to leave the public highway the company accepts no responsibility for damage done while entering, tipping or leaving any site. Goods & Services remain the property of Midland Rock (Leicester) Ltd. until payment is received in full.			TOTAL HOURS
CUSTOMER TO SIGN AND PRINT			SIGNED FOR WAITING TIME
X			
COVID-19			
PRINT NAME			

TAX INVOICE

Non Account Customer

Invoice Date
24 May 2021

Invoice Number
53864

Reference
MODHA PROPERTIES

VAT Number
913 5451 39

Midland Rock
(Leicester) Limited
Elms Farm
Relief Road
Broughton Astley
Leicester
Leicestershire
LE9 6SN
accounts@midlandrock.
com

Description	Quantity	Unit Price	VAT	Amount GBP
MODHA PROPERTIES 29 MOORE ROAD BARWELL				
SITE/IVAN - 07597236983 03300945597 fe@modhaproperties.co.uk im@modhaproperties.co.uk				
HAZARDOUS MATERIAL DATE 26/5/2021	2.00	1,650.00	20%	3,300.00
Subtotal				3,300.00
TOTAL VAT 20%				660.00
TOTAL GBP				3,960.00

Due Date: 24 May 2021

Bank Details
Sort 40-28-06
Acc 24762266

Please check and report any issues within 7 days.

IMPORTANT NOTICE: SENDING FUNDS TO OUR ACCOUNT:

Given the proliferation of e-mail interception and fraudulent alterations to bank details, please note that you SHOULD NOT rely on any bank details sent to you by e-mail even if they appear to come from this company. All funds should be sent to the bank account details contained in our invoice.

It is your responsibility to check with us that you have the correct bank details for any payments made to us to avoid any misunderstandings, delays or fraudulent activity. Please note that Midland Rock Leicester Ltd will not be held responsible for any liability arising out of funds being sent by any party to an incorrect account.

Thanks for your business
MIDLAND ROCK (LEICESTER) LTD.

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