

Planning Permission Ref No: 172312 – Full Planning Approval

Dated: 26 February 2018

LPA: Reading Borough Council

Project: Dee Park Community Centre & Children's Centre – Dee Park Estate Field Dee Road RG30

Subject: Discharge of Condition 10 – Contamination Report (Pre-commencement)

As per the condition that reads:

"10. (Pre-commencement) No development shall take place until a report confirming completion of the Further work/Recommendations contained within the ListersGeo Supplementary Ground Investigation Report, Report no: 08.03.014i, December 2017, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out by a competent person and the report shall confirm the site is suitable for the proposed use or can be made so by remedial action. Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with CS34 of the Core Strategy."

The ListersGeo Report referenced in the condition (08.03.014i) has undertaken rigorous examination of the site to the satisfaction of all tendered engineers and ground working contractors. Therefore it is contended that the conclusions & recommendations within this report are sufficient in confirming the site's suitability to the end use and wider environment subject to the below.

Attention can be drawn to two sections:

1 – "GENERAL

None of the soil contamination tests carried out as part of this investigation revealed elevated concentrations of contaminants in the soil. As such there is considered to be no significant risk of significant harm to the above referenced receptors."

2 – "FURTHER WORK/RECOMMENDATIONS

No elevated concentrations of contaminants were recorded by this investigation and whilst there is considered to be a low risk of contamination at this site, some areas of the site have not been investigated.

A watching brief should therefore be maintained during demolition and groundworks, and should suspicious soils be encountered, work should cease immediately and the soils be assessed by a suitably qualified engineer.

Soil is a heterogeneous material and variations, which affect our conclusions, may inevitably occur between and beyond the test locations. The risk of significant variations to our Ground Model is considered to be low however should ground conditions vary noticeably from our Ground Model, then we recommend further assessment by a suitably qualified person.

Based on our investigation, the risk from chalk dissolution features is considered to be moderately high. As such, we recommend a watching brief is prepared during groundworks and should any evidence of loosened or weak zones of soil be encountered, then we recommend further advice is sought from a specialist.

Consideration should be given to undertaking a geophysical survey and/or rotary boreholes to further investigate the potential for voided ground associated with chalk dissolution features or shallow chalk mine workings.

In order to receive an approval for the pre-commencement condition number 10 we propose to follow the recommendations listed as;

- 1- A watching brief will be maintained during the ground works, should suspicious soils be encountered, work will cease immediately, and the soils will be assessed by a suitably qualified engineer.
- 2- If the ground conditions vary noticeably from the ground model within the report (signs of new elevations/spillages or other contamination inhibitors) a suitably qualified engineer will attend site to review.
- 3- A watching brief will be followed during all ground works for encountering loosened or weak zones of soil, if encountered a suitably qualified engineer will attend site to review.
- 4- The foundation strategy will take into account the potential voided ground to ensure correct strategy as designed by a suitably qualified engineer and a watching brief will be used to monitor the ground works for potential voids. The Piling / groundwork specialist will incorporate the reports findings and recommendations into their works, and have reviewed all documents which have been deemed as proving all necessary information for the piling exercise. Furthermore, the specialist piling contractor will include full integrity testing of the piles when installed, to ensure that any potential risk from voids is removed.

Best Regards

Star Contractors

10th December 2020