Garry Greetham associates limited

REMEDIAL STRATEGY

Relating to Conversion of Existing Barns and Outbuildings Into Proposed Residential Development At "Blacker Grange Farm", Off Barnsley Road, Blacker Hill, Barnsley. S74 0RP. May 2011.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Thawley Trustees.

1 INTRODUCTION.

1.1 This is a brief remedial strategy for the proposed conversion of existing redundant farm buildings into residential development of 7 no. dwellings. Please note that a Planning Permission for the conversion of these 7 no. units was approved 14th. April 2008, Approval No: 2008 / 0179.

1.2 The brief remedial strategy has been prepared resulting from the conclusions from the recent Ground Investigation as carried out by Eastwood and Partners, Consulting Engineers of St. Andrews House, 23 Kingfield Road, Sheffield, S11 9AS.

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2 THE SITE AS EXISTING.

2.1 The site at present is a redundant farming enclave occupied by an existing farm house together with 5 no. units, these being a mixture of barns and out buildings.

2.2 The site currently comprises of these existing 6 no. buildings, these being a mixture of single and 2 storeys in height including an area of concrete for storage to the rear of the proposed units 3, 4 and 5 with grassed areas to the front enclosed area.

2.3 This existing site is reached by an existing track which slopes down to from Grange View, this being off Barnsley Road, Blacker Hill. The existing site being fairly level however the site slopes from the rear of units 3, 4 and 5 to the existing rear boundary and this area is slightly elevated due to the existing concrete ground cover.

3 PROPOSED DEVELOPMENT.

3.1 The proposed development involves the conversion of the existing buildings into 5 no. residential dwellings together with the alterations of the existing farm house to create 2 no. units. Also there is permission to erect 2 no. detached units consisting of 3 no. garages.

4 POTENTIAL SOURCE OF CONTAMINATION.

4.1 This recent Ground Investigation Report indicates some minor contamination which is simply due to the previous use of the farm out buildings i.e. cattle etc. and would effect any private garden areas and therefore these areas would require attention.

5 REMEDIAL WORKS REQUIRED.

5.1 The recommendations being to provide a capping layer over the existing ground – levels permitted - of 600mm good clean material; 450mm sub soil with 150mm of top soil. This imported material must be tested to ensure no PH values or heavy metal contamination and should be tested basically 1 sample per every 250m3 of material.

6 REMEDIAL IMPACT.

6.1 The proposed remedial measures should briefly take the form of the following recommendations, namely;

i) To rear of Units 3, 4 and 5 - To remove the existing capping layer of concrete which is acting as ground cover, take off site fully and dispose of environmentally, then to provide the required 600mm capping layer fully over as described before;

ii) To the front court yard area i.e. approx. in front of Units 6 and 7, to remove fully off site 600mm thick of the contaminated material and dispose of environmentally, then to replace with the 600mm capping layer of clean material as before described;

iii) Note: To check on site to ascertain where the on site levels permit, then the recommendations would be to provide this 600mm clean capping layer over the existing ground cover (providing any concrete materials have been removed initially) which hopefully then would satisfy the recommendations from both Eastwood and Partners and Barnsley Council Contaminated Land Officer, Mr. John Scott.

However where this 600mm clean capping layer is provided on top of the existing ground, to ensure that this additional thickness does not interfere with any of these proposed dwellings in respect of entrances; doorways; floor levels etc.