

Statement in Response to Condition 47 (of ref. 2019/1573) relating to Validation of Remediation Works

Ref: G1144 - Gateway 36, Barnsley – Condition 47 – Rev 0

Date: 12 June 2023

Condition 47 of planning permission reference 2019/1573 states:

Prior to occupation of any units, a validation report to certify the remediation works, highlighted within RSK report (ref 322638-R02). This report should include the following:

- i. Details of who carried out the work.*
- ii. Details and justifications of any changes from the original Remediation Statement.*
- iii. Records of chemical characteristics of any imported capping soils/materials.*
- iv. Gas protection measures.*
- v. Laboratory and in situ test results*
- vi. Records of any materials disposed of off site and their disposal locations.*
- vii. Confirmation that remediation objectives have been met.*

Introduction

This Statement is made by Glencar Construction Ltd and relates only to works undertaken within the Gateway 36 Phase 3 site located north of the Dearne Valley Parkway.

Condition 47 refers to the 'RSK report (ref 332638-R02)', which is the 'J36 Phase 2 and Phase 3 Rockingham – Phase 2 Geo-environmental and Geotechnical Site Investigation' report by RSK reference 322368-R02(01) dated May 2020 and submitted as part of the outline planning application ref. 2019/1573.

The geo-environmental remediation works highlighted within this report are at section 12.1 and are summarised as follows:

- A potential ground gas risk has been identified [with a] potentially complete pollutant linkage [which] will need to be broken by the adoption of suitable gas protective measures in all structures at the site.
- Once the required protective measures have been confirmed with, submitted to and approved by Barnsley Council, and any required verification procedures are completed, the development will be suitable for use.
- Should unforeseen contamination be encountered during the development then specialist advice should be sought to determine the appropriate course of action.
- Imported material (e.g. topsoil, subsoil) should be validated before use on-site to confirm its suitability.

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Context

The development of the Gateway 36 Phase 3 site has progressed through a series of geo-technical groundworks to prepare the site for construction. Details and validation of these works are provided in a series of RSK reports submitted separately for approval by the local planning authority under condition 24 of the outline planning permission.

RSK report reference 323093-R02(00) '*Gateway 36 Platform Development – Phase 3. Building Platform Earthworks Validation Report*' relates specifically to the preparation of a platform for the construction of the building (as approved by reserved matters reference 2021/1691). This report is therefore submitted also as part of this submission to discharge condition 47.

The statement below is made by Glencar Construction Ltd as the main contractor responsible for development of the site to set out the details required by condition 47.

Response to Requirements of Condition 47

i. Details of who carried out the work.

Core Special Projects was the enabling works contractor responsible for the placement and compaction of engineered fill.

Glencar Construction Ltd is the contractor responsible for installation of the building structure including the gas membrane systems.

ii. Details and justifications of any changes from the original Remediation Statement.

There have been no changes to the original Remediation Statement.

iii. Records of chemical characteristics of any imported capping soils/materials.

No fill materials have been imported onto the site.

iv. Gas protection measures.

Gas protection measures are being installed below all habitable areas, but not within the main warehouse, in line with Building Control guidance and as shown on the appended 'G36 Gas Membrane' plan.

The gas membrane design is to the standard detail of the RTEC 4 Gas Membrane by Dance Reeves Ltd. Following completion of the gas membrane installation, a validation certificate will be produced by the installer.

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v. Laboratory and in situ test results

A full suite of test results is included within the submitted report reference 323093-R02(00) 'Gateway 36 Platform Development – Phase 3. Building Platform Earthworks Validation Report'.

vi. Records of any materials disposed of off site and their disposal locations.

All site won material has been retained on site, and used within the landscaping

vii. Confirmation that remediation objectives have been met.

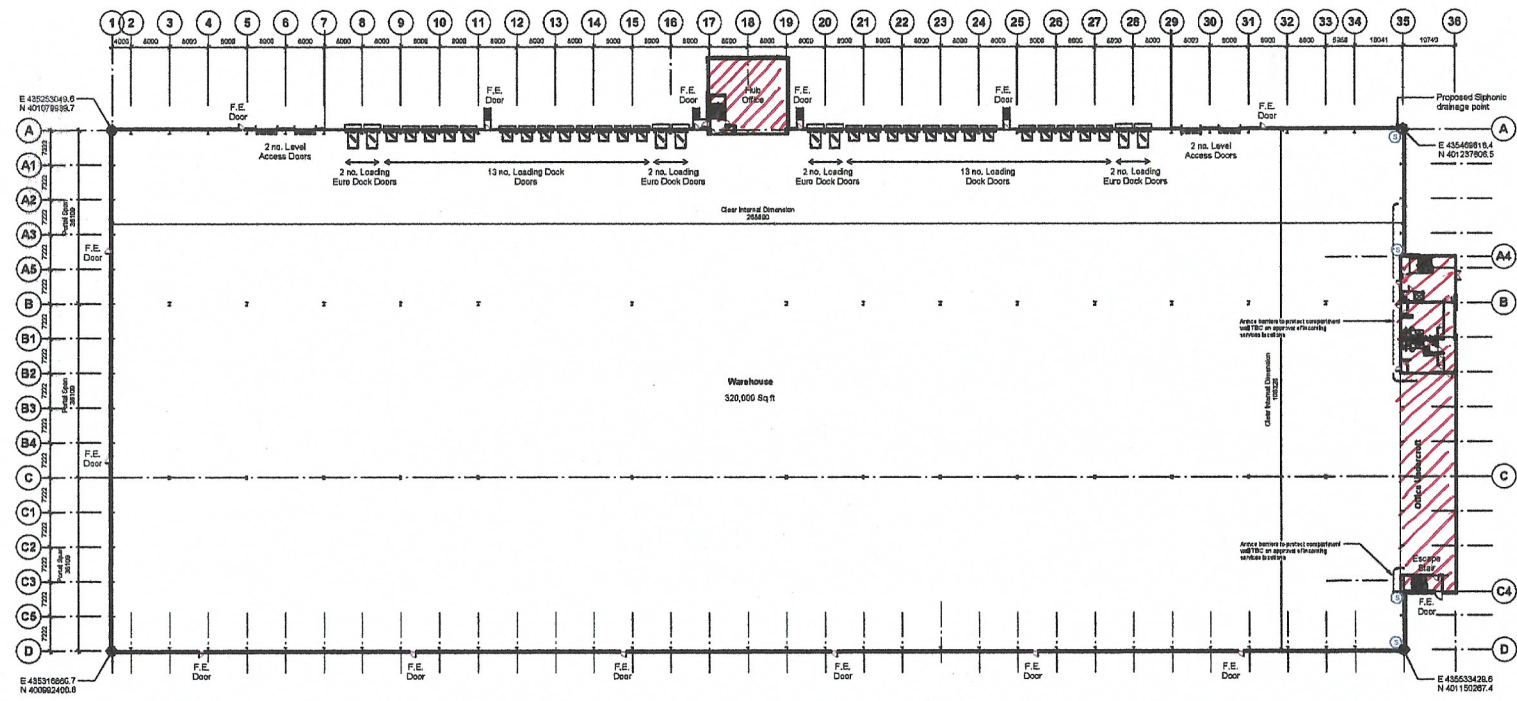
The validation report and the supporting appendices confirm and verify that the works were carried out in accordance with the specification and that the remediation objectives have been met.

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- Dimensions are all in millimetres, unless stated otherwise.
 - All dimensions are rounded up to the nearest millimetre.
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Building Plan
 1 : 500

GROUND GAS CLASSIFICATION = CS2
 VIIA - AREAS WHERE GAS MEMBRANE REQUIRED
 (DESIGN + VERIFICATION BY SPECIALIST)

FAIRHURST
 MARK-UP
 12.10.22.

rev | amendments | by | out | date
 Dearne Valley Parkway,
 Barnsley
 Building Plan

Information Content LOD: LOD 300

FirethornTRUST
Glencar
 CONSTRUCTION

umc
 architects

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 RIBA Plan of Work Stage: Stage 3 - Spatial Coordination
 Submittal / Status: 80 / RSC
 Drawn / Checked: CD / JZ
 Date: 02/12/21
 Scale: 1 : 500 @ A1
 UMC Project Number: 21249
 Customer Reference: Drawing No: Revision:
 G1144-UMC-21-00-00-00-00 1.001 P.0.01

