SUMMARY REMEDIATION STATEMENT

FORMER OAKS GARAGE SITE,

HOYLE MILL ROAD, BARNSLEY

Prepared for

BARRATT DAVID WILSON HOMES LEEDS WEST

1 Introduction

Sirius Geotechnical & Environmental Ltd ("Sirius") has been instructed by Barratt David Wilson Homes Leeds West (BDWH) to prepare a summary remediation statement for their site; Former Oaks Garage Site, Hoyle Mill Road, Barnsley. This document has been prepared to support a planning application.

Background

The subject site was previously investigated by Abatech International Ltd in 2007. Recommendations for construction and remediation were made in a geoenvironmental letter report:

- Additional Land off Hoyle Mill Road, Barnsley (letter report), dated 16th July 2007.

The text of the report is attached, together with relevant supporting correspondence.

A proposed layout plan is attached. The site is been used as part of the BDWH site compound for the Phase I site (Snell Garage), with storage of construction materials. A proposed layout is attached (drawing SPL 45/01 Rev D dated Sept. 2007).

Location and Description

The site lies approximately 3km east of Barnsley town centre and has undergone commercial/industrial development, principally since the 1920s-30s. More detailed description and historical information is included within the report cited above, which is attached.

Ground Conditions

The site is underlain by made ground, comprising reworked natural soils and historic construction/demolition waste. The made ground is generally less than 1.0m deep and overlies residual Coal Measures soils.

Evidence of slight contamination impact was noted in soils, principally associated with fuel hydrocarbons.

More detailed information on ground conditions is included in the attached report text.

Foundation and Associated Engineering Recommendations

Traditional strip/trench fill foundations were recommended for the Phase II site.

Remedial Recommendations and Status

It is understood that demolition/enabling remediation works were undertaken on the Phase II site, which has yet to be developed. It is understood that no Japanese Knotweed is present on the site. However, a small fuel storage tank was present and has been removed.

Remediation proposals involve a clean capping, to be placed in gardens and appropriately validated. Prior to development, following 'clearing' of the existing compound, it is recommended that the physical and chemical status of the near-surface soils is confirmed.

Attachments

Planning layout - SPL 45/01 Rev D

Abatech report text – as cited