

SUMMARY REMEDIATION STATEMENT

FORMER JC SNELL SITE,

HOYLE MILL ROAD, BARNSELEY

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 existing site; the former JC Snell Site, Hoyle Mill Road, Barnsley. This document has been prepared to support a planning application for a revised layout.

2 Background

The subject site was previously investigated by Abatech International Ltd in 2005. Recommendations for construction and remediation were made in a series of reports and associated correspondence. The key documents are listed below.

- Phase I & II Geo-environmental Investigation (S5/028a) – Abatech International Ltd. - September 2005.
- Method Statement (Revised) Geoenvironmental Aspects of Site Reclamation, Enabling and Remediation, Hoyle Mill Road, Barnsley – S5_028a - November 2006

The text sections of the reports are attached, together with relevant supporting correspondence.

The revised proposed layout plan is attached. (Refer to drawing SPL 42/01 Rev F).

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 reports cited above, which are attached.

Ground Conditions

The site is underlain by made ground, comprising reworked natural soils and historic construction/demolition waste. The made ground is deepest in the north and east of the site 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.

Foundation and Associated Engineering Recommendations

On the major part of the site vibro ground improvement with reinforced foundations were recommended, with trench fill in the west, where made ground was shallower, bounding Hoyle Mill Road.

Remedial Recommendations and Status

Remedial recommendations were made for the site in the document entitled 'Method Statement (Revised) Geoenvironmental Aspects of Site Reclamation, Enabling and Remediation, Hoyle Mill Road, Barnsley – S5_028a'. The works were undertaken by a contractor appointed by BDWH and it is understood that the works were independently validated. The works included demolition and enabling, with removal of localised hydrocarbon contaminated soils associated with the former garage/depot and the remediation of Japanese Knotweed, which was present on part of the site.

The main remedial action involved the placement of a clean soil capping in gardens, which is ongoing. This is now being validated by Sirius in liaison with the NHBC and local authority.

Attachments

Planning layout - SPL 42/01 Rev F

Abatech report texts – as cited and relevant correspondence