December 2024

INDUSTRIAL UNITS, JOE MCBAIN AVENUE, MORESBY PARKS

CONTAMINATED LAND REMEDIATION STRATEGY

Introduction

Following completion of the site investigation report undertaken on the above site, we write to detail the proposed remedial works required to the site in connection with the proposed commercial end use.

The site investigation was conducted by Kingmoor Consulting Ltd and Lawson Plant Hire in September 2024.

Site Details

The site is located at Joe McBain Avenue, Moresby and comprises an earthworks platform prepared in the late 1990s for development of the wider Moresby Parks by the North West Development Agency. Historically the site has been fields and the adjacent land to the east of the site used as part of the LMS Railway servicing coal fields around the area between Workington and Cleator Moor.

Ground Conditions

The following extract is provided from the geotechnical report from published records. The site investigation verified strata to a depth of 3.6m BGL.

Depth m BGL	Strata
0.0 - 1.80	Soft silty CLAY
1.80 - 12.50	Stiff reddy brown thinly laminated CLAY
12.5 +	Weathered dark grey MUDSTONE

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Following the exploratory works, no made ground was encountered across the site, and no elevated levels of chemicals were present.

Human Health

Soil concentrations did not exceed human health GACs, therefore, localised remedial measures are not required to protect human health from contamination risks associated with the existing site. Risks may only be associated with the importing of fill materials to the site and/or a release of contamination from operations on the site, i.e. oil / diesel spill etc.

Remediation Strategy

The main requirements of the remediation works are given below associated with soils which during the works may indicate the presence of any contamination.

- Excavation of the materials indicating elevated levels of metals and placement in temporary quarantine areas for further testing and removal from the site.
- A programme of reinstatement across the site to confirm that all chemically unsuitable materials have been excavated and removed from site.
- Reprofiling of the site surface and backfilling of general fill to achieve desired site levels.
- Preparation of a validation report on the completion of the earthworks which will serve to confirm all remaining residual soils are chemically suitable for use within domestic gardens.

Excavation and Removal

The areas around the site are to be stripped and removed from site to an appropriate licensed waste disposal facility. Any areas of potential for contamination shall be placed in temporary stockpiles on heavy duty visqueen sheeting, suitably covered and sheeted in a temporary quarantine area for further testing and assessment.

Samples shall be obtained from the site and tested at a UKAS and MCERTS accredited laboratory

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and results compared to the generic assessment criteria (GAC) present in Table 1 of this strategy. The analytical testing shall be undertaken on a five day turnaround and shall be forwarded to the Engineer as they become available.

Where the results of the testing are found to exceed the GACs, the Geotechnical Engineer shall advise the contractor, and additional soils shall be excavated and further validation samples and tests undertaken. The process shall be iterative until validation tests fall below the GACs thresholds.

Offsite Disposal

Materials designated for offsite disposal shall be safely stockpiled, sampled and analysed at rates suitable to be categorised to the satisfaction of the receiving landfill operator in accordance with the Hazard Waste Regulations 2005.

All unsuitable materials shall be exported from site to a suitable licensed waste disposal facility, in accordance with the requirements of the Landfill Directive and the Duty of Care Regulations, April 2006 and where appropriate the Hazard Waste Regulations 2005.

Material exported from site to landfill shall be hauled by a registered waste carrier in accordance with the Hazard Waste Regulations 2005, and the Duty of Care Regulations. A waste transfer or consignment note shall state the volume of waste, physical description of the waste and a statement of the chemical composition. These records shall be kept by the contractor for a period of 2 years and a copy issued to the Geotechnical Engineer.

Validation

The geotechnical engineer or site manager shall keep a record of the works to include the following:

- Daily record sheets to include a summary of :
    - Weather conditions
    - Plant and personnel present
    - Aspects relating to Health and Safety on site
    - Test Results.

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On completion of the earthworks, the Engineer shall provide a validation report. The validation report shall comprise of all relevant site records, laboratory tests and shall act as certification that the works have been undertaken in accordance with this remedial strategy. The validation report shall include :

- A description of the works
- Records including measures taken with contaminated soils
- Progress photographs
- Waste Transfer Notes
- Chemical and validation tests
- A statement that earthworks have been undertaken in accordance with this strategy.

Regulatory Approval

A copy of this remedial strategy should be forwarded to the Local Planning Authority, and other regulatory authorities for their approval for the works.

Detailed method statements are required by the Contractor undertaking the works and will also be likely to be submitted for approval and sufficient time should be made in the programme of works to ensure that sufficient time is available for this approval period.

Report produced by ;

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