

UNDERGROUND STORAGE TANK (UST) REMEDIATION PLAN

Site: Coach Road, Whitehaven, Cumbria, CA28 9DF

Client: Prima Homes Group Ltd

Prepared For: Paul Murphy

Associated Report: Phase 2 Ground Investigation Report (GIR), Geo Environmental Engineering, Ref 2025-7009

Date: February 2026

Remediation Action: Full Removal of Underground Storage Tanks (USTs)

1. Introduction

This remediation plan outlines the safe removal of historical underground storage tanks (USTs) and associated infrastructure located in the central portion of the site. Investigations identified hydrocarbon-impacted soils and groundwater associated with former fuel storage activities.

2. Objectives

- Remove all USTs, pipework, and pump infrastructure.
- Excavate and dispose of hydrocarbon-impacted soils.
- Address impacted groundwater within the excavation zone.
- Prevent migration of contaminants to controlled waters.
- Provide validation confirming removal of contamination sources.
- Ensure site suitability for residential development.

3. Scope of Works

Works include removal of tanks, associated fuel lines and chambers, excavation of contaminated soils, management of impacted groundwater, and validation testing.

4. UST Removal Methodology

1. Notify regulators and prepare RAMS and safety documentation.
2. Establish exclusion zone and undertake utility checks.
3. Expose tank crowns and remove overlying hardstanding.
4. Clean, degas and certify tanks as vapour-free.
5. Excavate and lift tanks using certified lifting equipment.
6. Remove and dispose of associated pipework and infrastructure.

5. Contaminated Soil Management

Hydrocarbon-impacted soils identified near the tank area will be excavated until visual, olfactory, and field screening indicators confirm clean strata. Soils will be classified in accordance with WM3 and disposed of at appropriately licensed facilities.

6. Groundwater Management

Groundwater encountered during excavation will be pumped and treated using granular activated carbon (GAC) filtration prior to discharge or removal by licensed waste contractor. Oxygen-release compounds may be applied to enhance biodegradation if required.

7. Validation

Validation samples will be collected from excavation bases and sidewalls. Results will be compared with relevant residential screening criteria and controlled waters standards. A verification report will document the remediation process.

8. Health, Safety & Environmental Controls

- Compliance with DSEAR and petroleum safety guidance.
- Use of gas monitoring equipment and ATEX-rated tools.
- Appropriate PPE and asbestos awareness precautions.
- Spill prevention measures and odour management.
- Waste transport under Duty of Care regulations.

9. Reporting

A Remediation Verification Report will be prepared including photographic records, waste documentation, validation results, and regulatory compliance confirmation.

10. Programme

Estimated remediation duration: approximately 2–3 weeks including reporting and validation.