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80 GEORGE STREET, RICHMOND Verification Report – Volume 1 of 2

80 GEORGE STREET, RICHMOND, TW9 1HA Verification Report

Client:	80 George Street Limited								
Engineer:	Create Co 109-112 T 3-7 Templ London EC4Y OHP	nsulting Engineers Limited emple Chambers e Avenue							
	Tel: Email: Web:	020 7822 2300 enquiries@createconsultingengineers.co.uk www.createconsultingengineers.co.uk							
Report By:	Colin Buch	nanan BSc (Hons), FGS							
Approved By:	Andrew W	/arren MSc (Hons), FGS							
Reference:	CB/VL/P22-2656/15								
Date:	July 2024								

80 GEORGE STREET, RICHMOND Verification Report

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Revision	Amendment Details	Revision Prepared By	Revision Approved By

1.0 INTRODUCTION

Brief

1.1 Create Consulting Engineers Ltd (CCE) was instructed by the 80 George Street Limited to prepare a Verification Report for the site referred to as 80 George Street and 2, 4, 6, 8 & 12 Paved Court, Richmond, TW9 1HA (the 'Site') for mixed leisure and commercial end-use.

Development Proposal

- 1.1 The Client is to submit was granted approval for the planning application for the refurbishment and extension of the former House of Fraser site at 80 George Street for commercial end use.
- 1.2 The proposed basement and ground floor development layout is illustrated in Figure 1.1a and 1.1b below:



Figure 1.1a: Proposed Development Plan (Basement)



Figure 1.1b: Proposed Development Plan (Ground Floor)

Planning Context

- 1.3 A Phase 1 Contamination Land Assessment was carried out by CCE in July 2022 (Ref: CB/VL/P22-2656/02) to support the proposed planning application and highlighted a number of issues to be addressed.
- 1.4 A Phase 2 Geo-Environmental Assessment was then carried out by CCE in December 2022 (Ref: AW/VL/P22-2656/04) to quantify the potential source-receptor pollutant pathways as set out in the Phase 1 Contaminated Land Assessment report and provide geotechnical parameters for the proposed development of the Site.
- 1.5 A summary of the findings of the Phase 1 and Phase 2 Assessments are provided in Section 4 of this report.
- 1.6 Approval of a Variation of Condition (Application No. 23/2308/VRC) was granted on 17 April 2024, subject to a number of conditions, including:

U0178860 Contaminated Land

- 2. None of the buildings hereby approved shall be occupied until:
- a) The remediation works approved as part of the remediation strategy detailed in the approved documents under application 22/2333/DD08 have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed, and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.
- *b) Verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include:*
 - *i.* details of the remediation works carried out and,
 - *ii. results of verification sampling, testing and monitoring and,*
 - *iii.* all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.
- It is understood that part 2a) of Condition U0178860 was discharged following submission of the Phase 2 Geo-Environmental Assessment report (Ref: AW/VL/P22-2656/04) in December 2022.

Objective

1.8 The objective of this report is to demonstrate the implementation of any remediation measures required for this development and provide appropriate verification sampling and /or waste management documentation required, in order to discharge Condition 2b) above.

2.0 SITE LOCATION AND DESCRIPTION

Site Location

- 1.1 The Site was located in mixed residential and commercial area, within the centre of Richmond, approximately 440m southwest of Richmond train station. The Site can be centred on National Grid Reference 517757, 174820 and the nearest postcode is TW9 1HA.
- 1.2 The Site location is presented within Figure 2.1, below:



Figure 2.1: Site Location Plan (Ordnance Survey)

Site Description

- 1.3 The Site is irregular in shape, approximately 0.2Ha in plan area and completely developed with the former House of Fraser department store (No. 80 George Street) and small retail units off Paved Court.
- 1.4 The former department store comprised a five storey (including ground floor and basement) brick and concrete building. The retail units off Paved Court comprised two to three storey (including ground floor) terraced, brick buildings with wooden shop fronts. A service bay was

located off King Street and a small courtyard was located between No. 80 and the shops fronting Paved Court.

1.5 The Site was bound to the southeast by George Street; to the southeast by King Street; to the northwest by Paved Court and to the northeast by Golden Court. The Princess Head pub was located adjacent to the northern corner of the Site.

3.0 ENVIRONMENTAL SETTING

Geology

3.1 Reference has been made to the British Geological Survey 1:50,000 Solid and Drift map of the area (Sheet 270, South London, dated 1998), which indicates that the Site is underlain by superficial deposits of the Kempton Park Gravel, which is underlain by solid strata of the London Clay Formation.

Hydrogeology

3.2 The Kempton Park Gravel is indicated to be a Secondary A aquifer of low to moderate vulnerability. The Environment Agency classifies a Secondary A aquifer as on which comprises: *'permeable layers that can support local water supplies and may form an important source of base flow to rivers'*. The London Clay Formation is classified as Unproductive, with low permeability that has negligible significance for water supply or river base flow.

Hydrology

3.3 There are no water features within the Site boundary. The closest water feature is the River Thames, approximately 216m south west of the Site.

Sensitivity

- 3.4 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the Site, the likelihood for pollutant linkages to be present and potential consequence of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *Guidance for the Safe Development of Housing on Land Affected by Contamination R&D 66* document.
- 3.5 The Site sensitivity with regards to groundwater within the Kempton Park gravels directly underlying the site is designated as **M1 (Moderate)**, described as underlain by a minor aquifer *of low to moderate vulnerability.*
- 3.6 The Site sensitivity to surface water is designated as L2 (Very Low), described as 'No surface water within general area of the site (at least 250m) or closed drainage within site. Little or no potential for significant transmission via baseflow and no interconnecting drains'.

4.0 **REVIEW OF EXISTING INFORMATION**

Create Consulting Engineers Phase 1 Contaminated Land Assessment (Ref: CB/VL/P22-2656/02), dated July 2022.

- 4.1 A Phase 1 Contaminated Land Assessment was undertaken by Create Consulting in July 2022 and the following potential pollutant sources were highlighted:
 - Potential for poor quality Made Ground underlying the Site from historical redevelopment of the Site;
 - Potential pollutants associated with historical adjacent industrial Site-uses (Works, Garage, retail stores and a Public House);
 - Potential presence of asbestos containing materials (ACMs) within the existing building; and
 - Geotechnical uncertainty with regards to the proposed development.
- 4.2 The potential for contamination (volatile vapours) to be present within the proposed development area is considered to pose a **low** risk to future site occupants. The potential for on-site migration of contamination from adjacent sites is also considered to pose a **low** risk. The risk of permeation of any organic contaminants, again if present, to water service pipes has been assessed as **low**.
- 4.3 Any exposure risk to construction workers associated with contamination has been assessed as **low** on the basis that the use of standard PPE would mitigate any exposure risk.
- 4.4 The risk posed to groundwater and surface water from on-site contamination is considered to be **low**, on the basis that there are no significant sources of contamination identified on the site and the site is overlain by hardstanding with no private soft landscaped areas proposed.
- 4.5 The potential presence of asbestos containing materials (ACMs) in the existing building curtilage poses a potential **low** risk to construction workers and future site occupants as this will be new build.
- 4.6 The potential UXO risk posed is considered to pose a **low** risk at the Site given there will be no below ground works.
- 4.7 On the basis of the findings of this assessment, it was not considered that a Phase 2 Site Investigation is required for the proposed development and commercial end use. However, it would be prudent to incorporate a contamination assessment as part of any geotechnical site investigation works undertaken at the site comprising the collection of any Made Ground and natural soils samples and the installation of monitoring wells with gas taps to enable monitoring. If contamination is encountered either during geotechnical site investigations or

subsequent construction works, appropriate assessment would need to be undertaken and any necessary remediation or protection measures incorporated to mitigate any potential risk.

Create Consulting Engineers Phase 2 Geo-Environmental Assessment (Ref: AW/VL/22-2656/04, dated December 2022.

- 4.8 A Phase 2 Contaminated Land Assessment was undertaken on the Site in August and comprised 3No. boreholes to establish the ground conditions and determine the potential for ground, groundwater and ground gas contamination at the Site.
- 4.9 The ground conditions generally comprised concrete, underlain by a nominal layer of Made Ground, soft alluvium and medium dense sand and gravel to approximately 5.90m (3.6m aOD). These superficial deposits were underlain by weathered strata of the London Clay Formation to approximately 9m bgl (0.5m aOD), which was underlain by the London Clay Formation. Monitoring of installations recorded groundwater at c. 4.0m bgl (5.5m aOD).
- 4.10 No visual or olfactory evidence of contamination was identified during the formation of the exploratory holes and chemical testing did not identify any elevated concentrations of determinants within the Made Ground soils that exceeded the assessment criteria for commercial end-use.
- 4.11 Samples collected from the Made Ground and underlying natural soils (Alluvium) in the area of the basement extension have been classified as inert waste.
- 4.12 Ground gas monitoring confirmed no detectable presence of methane or carbon dioxide. Depleted oxygen levels were recorded in one borehole to the rear of the Site although all Made Ground and natural alluvial soils (the most likely sources of any ground gas) were to be removed as part of the proposed basement extension works across the rear of the Site
- 4.13 Based on the findings of the site investigation works, no further site investigation or remediation works were considered necessary to enable the proposed development/end use.

5.0 **REMEDIATION VERIFICATION**

5.1 Based on the findings of the Phase 2 Geo-Environmental Assessment undertaken in 2022, no further site investigation or remediation works are considered necessary to enable the proposed development/end use.

Basement Excavation Works

5.2 As part of the development works, the basement present below the majority of the buildings (except north west area) was extended to the north west, as illustrated and represented by the yellow shaded area in Figure 5.1 below.



Figure 5.1: Former and Newly Excavated Basement

- 5.3 The newly formed basement in this area excavated and removed all Made Ground materials (c. 1.5m, ref: BH01 borehole record, CCEL Phase 2 Geo-Environmental Assessment Ref: AW/VL/P22-2656/04) and underlying Kempton Park Gravel superficial deposits.
- 5.4 A photographic record of the basement excavation works and exposed natural soils are provided in Appendix A and no evidence of any contamination was identified during these works.
- 5.5 The arisings from these excavation works were sampled and submitted for Waste Acceptance Criteria (WAC) tests as part of the Phase 2 Geo-Environmental Assessment undertaken (Ref: AW/VL/22-2656/04, dated December 2022) and the borehole log (WS01) and laboratory certificates for these tests are provided in Appendix B.
- 5.6 The soil arisings from this excavation were transported to:

George Killoughery Limited 41 Willow Lane, Mitcham, Surry, CR4 4NA Environmental Permit No. EPR/EB3633DU Waste Carrier, broker and dealer Registration No. CBDU113455

- 5.7 The Environmental permit and waste carrier, dealer and broker registration documents are provided in Appendix C.
- 5.8 A total of 774m³ was reportedly removed from the newly formed basement area and the waste transfer notes provided by Supple Transport Ltd (85 loads) are provided in Appendix D.

Water Supply Routes

- 5.9 The water supply routes for the new development were either using existing routes or newly connected routes entering the basement area directly (above ground) from the local supply network.
- 5.10 These routes and connections for this development are illustrated in TPS Drawing No. TPS/2218/B/M Rev C provided in Appendix E.

Unforeseen Contamination

5.11 No unforeseen contamination was recorded during the basement excavation works undertaken and arisings were WAC tested prior to disposal (see above).

6.0 CONCLUSION

- 6.1 Based on the findings presented in this report, it is concluded that no specific remediation works were required to be undertaken at this site other than the removal of Made Ground and natural soils to form the extended basement to the northwest of the Site.
- 6.2 On the basis of the documented works undertaken, it is considered that the required works undertaken did not uncover any significant unidentified contamination at the Site and the waste management documentation presented demonstrates suitable and compliance management of exported Made Ground / soils generated from the earthworks undertaken.
- 6.3 On the basis of the works detailed in this report, it is considered that Part 2b) of Condition U0178860 can be discharged for this Site.

7.0 CONSTRAINTS AND LIMITATIONS

- 7.1 The copyright of this report is vested in Create Consulting Engineers Ltd and the Client, Sheen Lane Developments Ltd. The Client, or their appointed representatives, may copy the report for purposes in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd or the Client.
- 7.2 Create Consulting Engineers Ltd accepts no responsibility whatsoever to other parties to whom this report, or any part thereof, is made known. Any such other parties rely upon the report at their own risk.
- 7.3 Create Consulting Engineers Ltd has endeavoured to assess all information provided to them during this appraisal. Should additional information become available which may affect the opinions expressed in this report, Create Consulting reserves the right to review this information and, if warranted, to modify the opinions presented in the report accordingly.
- 7.4 The report summarises information from a number of external sources and is unable to offer any guarantees or warranties for the completeness or accuracy of information relied upon. Information from third parties has not been verified by Create Consulting Engineers Ltd unless otherwise stated in this report.
- 7.5 It should be noted that the risks which are identified in this report are perceived risks based on the available information at the time of writing and that the actual risks associated can only be assessed following a physical investigation of the site.
- 7.6 The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

APPENDICES

APPENDIX A

BASEMENT EXCAVATION PHOTOGRAPHS









APPENDIX B

LABORATORY TEST CERTIFICATES



Borehole Log

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Proje	ct: 80) George Stree	t & Pave	d Court	Project No:	P22-2656		Co-ords:	E517763	3.90 N174807.80	Hole Type BH
Locat	tion: R	ichmond		I				Level:	9.50m a	OD	Scale
Clien	t [.] SI	heen Lane Dev	elopmen	its I td				Date [.]	11/08/20	22 - 15/08/2022	Logged
		Sample	and In Si		Danth	Laval		Buto.			AW / CB
Well	Strikes	Depth (m)	Type	Results	(m)	(m)	Legend		Strat	tum Description	
					0.22	9.28		VOID		ΤΕ.	2
		4.90 - 5.80	в		3.95 4.90	5.55		Reinforce Brown fin subangula GROUND	d CONCRE	TE. slightly silty sand. Tra concrete. POSSIBLE	ace fine MADE
		6.00	SPT N	=16 (6,5/5,4,	5.80	3.70		Firm brow WEATHEI	vn silty CLAY RED LOND(/. Iron stained along p. ON CLAY.	artings. 6
		7.45 - 7.50 7.50 8.10 - 8.20	D SPT N ¹ D	=14 (1,1/2,3,	4,5)						8
		8.80 - 8.90 9.00 - 9.45 9.45 - 9.50	D U D		8.50 9.00	1.00 0.50		<i>With fine sele</i> Firm to sti	enite crystals. iff brown gre	y silty CLAY. LONDO	N CLAY.
Ŀ́⊢.	-	Borobolo Discrete				Diamotor	×			Chicolling	10
r -	0.11.0	Borenole Diameter	Diamotor		Casing E	Dianeter Dian	ator	Darath	Terr	uniselling	



d Court is Ltd itu Testing Results	Project No:	P22-2656)	Co-ords: Level: Date:	E517763.90 9.50m aOD 11/08/2022 -	N174807.80	Sheet 2 Hole Ty BH Scale 1:50
s Ltd u Testing Results 24 (4,5/5,6	g Dept	h Level (m)	legend	Level: Date:	9.50m aOD 11/08/2022 -		BH Scale 1:50
is Ltd tu Testing Results :24 (4,5/5,6	g Depi 3 (m)	h Level (m)	ecend	Level: Date:	9.50m aOD 11/08/2022 -		1:50
ts Ltd tu Testing Results ⊧24 (4,5/5,€	g Depi s (m)	h Level (m)	legend	Date:	11/08/2022 -	1 - 100 1000 -	
tu Testinç Results -24 (4,5/5,€	Dept (m)	h Level (m)	ecend			15/08/2022	AW / C
Results =24 (4,5/5,€	<u>s</u> (''')	()	Logona		Stratum	Description	
=24 (4,5/5,6			×_^_×	Firm to stif	f brown grey silt	Y CLAY. LONDON	CLAY.
=24 (4,5/5,€			×	<			
	6,6,7)		×				
			×	4			
				<			
-30 (4,5/6,7	7,8,9)			<			
			<u>x</u> x	4			
			××				
N=36				<			
(5,6/7,8,9,1	12)			<			
				<			
			<u>×</u> ×	4			
	14.5	0 -5.00		Claystone ban	ids.	_	
				<			
				<			
				<			
	16.0	0 -6.50		Clavstone ban	nd.	-	
			××		<u>u.</u>	-	
N=38	16.6	0 -7.10		Clavatana har		-	
10,10/9,9,9	9,11)				as / gravei	-	
				<			
			xx	4			
-28 (4,5/5,6	6,8,9)						
				-			
				<			
N=31			<u>x</u>				
(3,4/5,7,9,1	10)			<			
	10.0	- 10.05					
	19.8	- 10.35	×	Fissure		- 	
	Casi	ig Diameter	motor	Denth	Тор	Depth Base	Duration
	(3,4/5,7,9,	(3,4/5,7,9,10) 19.8:	(3,4/5,7,9,10) 19.85 -10.35 Casing Diameter	(3,4/5,7,9,10) 19.85 -10.35 -10.35 Casing Diameter Denth Base Diameter	(3,4/5,7,9,10) 19.85 -10.35 -	(3,4/5,7,9,10) 19.85 -10.35	(3,4/5,7,9,10) Image: Casing Diameter Image: Casing Diameter Image: Casing Diameter Chiselling Image: Casing Diameter Image: Depth Base Diameter Depth Base Chiselling

			_						_			Borenol	e NO.
	CONSU		LTD				Bor	eho	ole l	_og		BH	03
												Sheet 3 Hole 1	3 of 3 Type
Projec	t: 80	George Stree	t & Pav	ved Court	Projec	t No:	P22-2656		Co-ords:	E517763.90	N174807.80	BH	1
Locati	on: Rio	chmond							Level:	9.50m aOD		1:5	0
Client:	Sh	een Lane Dev	elopm	ents Ltd					Date:	11/08/2022 -	15/08/2022	Logg AW /	jed CB
Well	Water	Sample a	and In	Situ Testing	9	Depth	Level	Legend		Stratum	Description		
	Strikes	Depth (m)	Туре	Results	3	(m)	(m)	×_^	Firm to st	iff brown grey sil	y CLAY. LONDON	I CLAY.	
						20.45	-10.95				_		
						20.10			Fissure		_		
		20.90 - 21.00 21.00 - 21.45	D U			20.85	-11.35		Fissures		_		21 -
						21.30	-11.80		Fissures		_		
		21.80 - 21.85	D										22 -
		22.50 - 22.95 22.50	D SPT	N=34									
				(5,5/6,7,9,	12)								23 -
		23.30 - 23.35	D										
		24.00 24.45											24.
		24.00	SPT	N=39 (3 5/7 8 11	13)								24
				(0,0,1,0,1)	,,	24.45	-14.95			End of Bore	hole at 24.45m		_
													0.5
													25 -
													26 -
													27 -
													28 -
													29 -
		Porobolo Discreter		<u> </u>		Cariar	Diamotor				Chicolling		30 -
	Depth Base		Diameter		Depth Base	e casirig L	Dian	neter	Depth	1 Тор	Depth Base	Duratio	in
Rema	arks												
1. BH0 2. Wat	03 termi ter adde	nated at 24.45 d to assist dri	ōm, tar lling.	get depth.									
												AUT	3

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Issued:

30-Aug-22

Certificate Number 22-16432 Client Create Consulting Engineers LTD 15 Princess Street Norwich NR3 1AF

- Our Reference 22-16432
- Client Reference P22-2656
 - Order No (not supplied)
 - Contract Title Georeg st, Richmond
 - Description 8 Soil samples, 2 Leachate samples.
 - Date Received 22-Aug-22
 - Date Started 22-Aug-22
- Date Completed 30-Aug-22
- *Test Procedures* Identified by prefix DETSn (details on request).
 - *Notes* Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

lymood

Kirk Bridgewood General Manager





			Lab No	2048774	2048775	2048776	2048777	2048778	2048779
		.Sa	mple ID	BH03	BH03	BH03	BH03	BH03	BH03
			Depth	10.50-10.95	12.00-12.45	16.50-16.95	18.00-18.45	19.00-19.45	22.50-22.95
		(Other ID						
		Sam	ole Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Sampl	ing Date	12/08/2022	12/08/2022	15/08/2022	15/08/2022	15/08/2022	15/08/2022
		Sampli	ng Time	n/s	n/s	n/s	n/s	n/s	n/s
Test	Method	LOD	Units						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg						
Barium	DETSC 2301#	1.5	mg/kg						
Beryllium	DETSC 2301#	0.2	mg/kg						
Boron, Water Soluble	DETSC 2311#	0.2	mg/kg						
Cadmium	DETSC 2301#	0.1	mg/kg						
Chromium	DETSC 2301#	0.15	mg/kg						
Chromium, Hexavalent	DETSC 2204*	1	mg/kg						
Copper	DETSC 2301#	0.2	mg/kg						
Lead	DETSC 2301#	0.3	mg/kg						
Mercury	DETSC 2325#	0.05	mg/kg						
Nickel	DETSC 2301#	1	mg/kg						
Selenium	DETSC 2301#	0.5	mg/kg						
Vanadium	DETSC 2301#	0.8	mg/kg						
Zinc	DETSC 2301#	1	mg/kg						
Inorganics	1			1					
рН	DETSC 2008#		рН	8.0	8.5	7.9	8.2	8.3	8.3
Cyanide, Total	DETSC 2130#	0.1	mg/kg						
Cyanide, Free	DETSC 2130#	0.1	mg/kg						
Organic matter	DETSC 2002#	0.1	%						
Sulphate Aqueous Extract as SO4	DETSC 2076#	10	mg/l	240	260	360	200	73	180
Sulphide	DETSC 2024*	10	mg/kg						
Sulphur as S, Total	DETSC 2320	0.01	%	0.45	0.47	0.25	0.31	0.34	1.5
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.11	0.13	0.13	0.10	0.12	0.19
Petroleum Hydrocarbons	1					I		11	
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg						
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg						
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg						
Aliphatic >EC10-EC12	DFTSC 3521#	1 5	mg/kg						
Aliphatic >EC12-EC16	DETSC 3521#	1.0	mg/kg						
Aliphatic >EC16-EC21	DETSC 3521#	1.2	mg/kg						
Aliphatic >EC10-EC21	DETSC 3521#	2.4	mg/kg						
Aliphatic /EC21-EC35	DETSC 3521#	5.4	mg/kg						
	DETSC 3521*	10	mg/kg						
Aromatic C5-C7	DETSC 3321*	0.01	mg/кg						
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg						
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg						
Aromatic >EC10-EC12	DETSC 3521#	0.9	mg/kg						
Aromatic >EC12-EC16	DETSC 3521#	0.5	mg/kg						
Aromatic >EC16-EC21	DETSC 3521#	0.6	mg/kg						
Aromatic >EC21-EC35	DETSC 3521#	1.4	mg/kg						
Aromatic C5-C35	DETSC 3521*	10	mg/kg						
TPH Ali/Aro Total C5-C35	DETSC 3521*	10	mg/kg						



			Lab No	2048774	2048775	2048776	2048777	2048778	2048779
		.Sample ID		BH03	BH03	BH03	BH03	BH03	BH03
			Depth	10.50-10.95	12.00-12.45	16.50-16.95	18.00-18.45	19.00-19.45	22.50-22.95
			Other ID						
		Sam	ple Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Samp	ing Date	12/08/2022	12/08/2022	15/08/2022	15/08/2022	15/08/2022	15/08/2022
		Sampling Time		n/s	n/s	n/s	n/s	n/s	n/s
Test	Method	LOD	Units						
PAHs	1 1								
Naphthalene	DETSC 3303#	0.03	mg/kg						
Acenaphthylene	DETSC 3303#	0.03	mg/kg						
Acenaphthene	DETSC 3303#	0.03	mg/kg						
Fluorene	DETSC 3303	0.03	mg/kg						
Phenanthrene	DETSC 3303#	0.03	mg/kg						
Anthracene	DETSC 3303	0.03	mg/kg						
Fluoranthene	DETSC 3303#	0.03	mg/kg						
Pyrene	DETSC 3303#	0.03	mg/kg						
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg						
Chrysene	DETSC 3303	0.03	mg/kg						
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg						
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg						
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg						
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg						
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg						
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg						
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg						
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg						



			Lab No	2048780	2048781
		.Sa	ample ID	BH01	BH01
			Depth	1.20	1.75
			Other ID		
		Sam	ple Type	SOIL	SOIL
		Sampl	ling Date	15/08/2022	15/08/2022
		Sampl	ing Time	n/s	n/s
Test	Method	LOD	Units		
Metals					
Arsenic	DETSC 2301#	0.2	mg/kg	13	17
Barium	DETSC 2301#	1.5	mg/kg	40	75
Beryllium	DETSC 2301#	0.2	mg/kg	0.7	0.6
Boron, Water Soluble	DETSC 2311#	0.2	mg/kg	1.1	1.1
Cadmium	DETSC 2301#	0.1	mg/kg	< 0.1	0.1
Chromium	DETSC 2301#	0.15	mg/kg	21	20
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	19	32
Lead	DETSC 2301#	0.3	mg/kg	46	61
Mercury	DETSC 2325#	0.05	mg/kg	0.26	0.93
Nickel	DETSC 2301#	1	mg/kg	15	20
Selenium	DETSC 2301#	0.5	mg/kg	0.5	0.6
Vanadium	DETSC 2301#	0.8	mg/kg	46	49
Zinc	DETSC 2301#	1	mg/kg	39	72
Inorganics					
рН	DETSC 2008#		pН	7.4	7.5
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.1	0.1
Cyanide, Free	DETSC 2130#	0.1	mg/kg	< 0.1	< 0.1
Organic matter	DETSC 2002#	0.1	%	1.2	3.2
Sulphate Aqueous Extract as SO4	DETSC 2076#	10	mg/l	190	100
Sulphide	DETSC 2024*	10	mg/kg	< 10	36
Sulphur as S, Total	DETSC 2320	0.01	%		
Sulphate as SO4. Total	DETSC 2321#	0.01	%	0.04	0.05
Petroleum Hydrocarbons					
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic >EC10-EC12	DETSC 3521#	1 5	mg/kg	2 07	< 1 50
Aliphatic >EC12-EC16	DETSC 3521#	1.3	mg/kg	3.00	< 1.20
Aliphatic >EC16-EC21	DETSC 3521#	1.5	mg/kg	2 04	< 1.50
Aliphatic >EC21-EC35	DETSC 3521#	3.4	mg/kg	< 3.40	< 3.40
Aliphatic (5-C35	DETSC 3521#	10	ma/ka	11 18	< 10.00
Aromatic C5-C7	DETSC 2221*	0.01	ma/ka	< 0.01	< 10.00
Aromatic C3-C7	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
	DEISC 3521#	0.9	mg/kg	< 0.90	< 0.90
Aromatic >EC12-EC16	DETSC 3521#	0.5	mg/kg	< 0.50	< 0.50
Aromatic >EC16-EC21	DETSC 3521#	0.6	mg/kg	1.15	1.25
Aromatic >EC21-EC35	DETSC 3521#	1.4	mg/kg	< 1.40	< 1.40
Aromatic C5-C35	DETSC 3521*	10	mg/kg	< 10.00	< 10.00
TPH Ali/Aro Total C5-C35	DETSC 3521*	10	mg/kg	15.69	14.38



		2048780	2048781		
		.Sa	ample ID	BH01	BH01
			Depth	1.20	1.75
			Other ID		
		Sam	ple Type	SOIL	SOIL
		Sampl	ing Date	15/08/2022	15/08/2022
		Sampl	ing Time	n/s	n/s
Test	Method	LOD	Units		
PAHs	1	1		[]	
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	< 0.10	< 0.10
Phenols					
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.8	0.8



WASTE ACCEPTANCE CRITERIA TESTING ANALYTICAL REPORT

Our Ref 22-16432 Client Ref P22-2656 Contract Title Georeg st, Richmond Sample Id BH01 1.20

V.2.06

Sample Numbers 2048780 2048782 Date Analysed 30/08/2022

Test Results On Waste					WAC Limit Values			
	-		ŢĹ	Inert	SNRHW/	Hazardous		
Determinand and Method Reference		Units	Result	┛┖	Waste	51411144	Waste	
DETSC 2084# Total Organic Carbon		%	0.8		3	5	6	
DETSC2003# Loss On Ignition		%			n/a	n/a	10	
DETSC3321# BTEX		mg/kg			6	n/a	n/a	
DETSC3401# PCB's (7 congeners)		mg/kg			1	n/a	n/a	
DETSC3311# TPH (C10 - C40)		mg/kg			500	n/a	n/a	
DETSC3301/DETSC3303 PAH's		mg/kg			100	n/a	n/a	
DETSC 2008# pH		pH Units	7.4		n/a	>6	n/a	
DETSC 2073* Acid Neutralisation Capacity (p	9H4)	mol/kg	< 1.0		n/a	TBE	TBE	
DETSC 2073* Acid Neutralisation Capacity (p	oH7)	mol/kg	< 1.0		n/a	TBE	TBE	
Tost Rosults On Looshoto				٦٢	W	AC Limit Va	lues	
				┨┠	Limit values for LS10 Leacha			
Determinand and Method Reference	Conc in E	luate ug/l	Amount Leached* mg/kg		Inert	SNRHW/	Hazardous	
	10):1	LS10	┛┖	Waste	5141/1144	Waste	
DETSC 2306 Arsenic as As	1	.1	0.011		0.5	2	25	
DETSC 2306 Barium as Ba	1	.5	0.15		20	100	300	
DETSC 2306 Cadmium as Cd	< 0.	030	< 0.02		0.04	1	5	
DETSC 2306 Chromium as Cr	< 0	.25	< 0.1		0.5	10	70	
DETSC 2306 Copper as Cu	1.1		< 0.02		2	50	100	
DETSC 2306 Mercury as Hg	< 0.010		< 0.002		0.01	0.2	2	
DETSC 2306 Molybdenum as Mo	< 1.1		< 0.1		0.5	10	30	
DETSC 2306 Nickel as Ni	< 0.50		< 0.1		0.4	10	40	
DETSC 2306 Lead as Pb	0.	32	< 0.05		0.5	10	50	
DETSC 2306 Antimony as Sb	< 0	.17	< 0.05		0.06	0.7	5	
DETSC 2306 Selenium as Se	0	.3	< 0.03		0.1	0.5	7	
DETSC 2306 Zinc as Zn	1	.2	0.12		4	50	200	
DETSC 2055 Chloride as Cl	1400		< 100		800	15,000	25,000	
DETSC 2055* Fluoride as F	< 1	100	< 0.1		10	150	500	
DETSC 2055 Sulphate as SO4	150	000	150		1000	20,000	50,000	
DETSC 2009* Total Dissolved Solids	840	000	840		4000	60,000	100,000	
DETSC 2130 Phenol Index	< 1	L00	< 1		1	n/a	n/a	
DETSC 2085 Dissolved Organic Carbon	< 2	000	< 50		500	800	1000	
Additional Information			- [TBE -	To Be Evalua	ated		
DETSC 2008 pH 7.5		.5			SNRHW -	Stable Non-I	Reactive	
DETSC 2009 Conductivity uS/cm	12	0.0				Hazardous V	Vaste	
* Temperature*	21	L.O		Ŀ				
Mass of Sample Kg*	0.1	L20						
Mass of dry Sample Kg*	0.1	L01						
Stage 1	-							
Volume of Leachant L2*	0.9	993						
Volume of Eluate VE1* 0.94		949						

Disclaimer: The WAC limit values are provided for guidance only. DETS does not accept responsibility for errors or omissions. Values are correct at time of issue.

* DETS are accredited for the testing of leachates and not the leachate preparation stage which is unaccredited.


WASTE ACCEPTANCE CRITERIA TESTING ANALYTICAL REPORT

Our Ref 22-16432 Client Ref P22-2656 Contract Title Georeg st, Richmond Sample Id BH01 1.75

V.2.06

Sample Numbers 2048781 2048783 Date Analysed 30/08/2022

Tost Posults On Wasto					W	AC Limit Va	lues
Test Results OII waste				」[Inert		Hazardous
Determinand and Method Reference		Units	Result	╵	Waste	31411144	Waste
DETSC 2084# Total Organic Carbon		%	2.2		3	5	6
DETSC2003# Loss On Ignition		%			n/a	n/a	10
DETSC3321# BTEX		mg/kg			6	n/a	n/a
DETSC3401# PCB's (7 congeners)		mg/kg			1	n/a	n/a
DETSC3311# TPH (C10 - C40)		mg/kg			500	n/a	n/a
DETSC3301/DETSC3303 PAH's		mg/kg			100	n/a	n/a
DETSC 2008# pH		pH Units	7.5		n/a	>6	n/a
DETSC 2073* Acid Neutralisation Capacity (p	9H4)	mol/kg	< 1.0		n/a	TBE	TBE
DETSC 2073* Acid Neutralisation Capacity (p	oH7)	mol/kg	< 1.0	_ I I	n/a	TBE	TBE
Tost Rosults On Loochoto				ן ר	W	AC Limit Va	lues
					Limit val	ues for LS1) Leachate
Determinand and Method Reference	Conc in E	luate ug/l	Amount Leached* mg/kg	5	Inert	SNRHW	Hazardous
	10):1	LS10		Waste	5141114	Waste
DETSC 2306 Arsenic as As	0.	88	< 0.01		0.5	2	25
DETSC 2306 Barium as Ba	1	.2	0.12		20	100	300
DETSC 2306 Cadmium as Cd	0.0)39	< 0.02		0.04	1	5
DETSC 2306 Chromium as Cr	< 0).25	< 0.1		0.5	10	70
DETSC 2306 Copper as Cu	2	.4	0.024		2	50	100
DETSC 2306 Mercury as Hg	< 0.	.010	< 0.002		0.01	0.2	2
DETSC 2306 Molybdenum as Mo	< 2	1.1	< 0.1		0.5	10	30
DETSC 2306 Nickel as Ni	< 0	0.50	< 0.1		0.4	10	40
DETSC 2306 Lead as Pb	< 0.	.090	< 0.05		0.5	10	50
DETSC 2306 Antimony as Sb	< 0).17	< 0.05		0.06	0.7	5
DETSC 2306 Selenium as Se	< 0).25	< 0.03		0.1	0.5	7
DETSC 2306 Zinc as Zn		2	0.02		4	50	200
DETSC 2055 Chloride as Cl	14	100	< 100		800	15,000	25,000
DETSC 2055* Fluoride as F	< 1	100	< 0.1		10	150	500
DETSC 2055 Sulphate as SO4	140	000	140		1000	20,000	50,000
DETSC 2009* Total Dissolved Solids	76	000	760		4000	60,000	100,000
DETSC 2130 Phenol Index	< 1	100	< 1		1	n/a	n/a
DETSC 2085 Dissolved Organic Carbon	< 2	000	< 50	╵	500	800	1000
Additional Information				_	TBE -	To Be Evalua	ated
DETSC 2008 pH	8	.1			SNRHW -	Stable Non-I	Reactive
DETSC 2009 Conductivity uS/cm	10	9.0				Hazardous V	Vaste
* Temperature*	21	1.0		•			
Mass of Sample Kg*	0.1	120					
Mass of dry Sample Kg*	0.0	096					
Stage 1	-						
Volume of Leachant L2*	0.9	931					
Volume of Eluate VE1*	3.0	382					

Disclaimer: The WAC limit values are provided for guidance only. DETS does not accept responsibility for errors or omissions. Values are correct at time of issue.

* DETS are accredited for the testing of leachates and not the leachate preparation stage which is unaccredited.

i DETS

Summary of Asbestos Analysis Soil Samples

Our Ref 22-16432 Client Ref P22-2656 Contract Title Georeg st, Richmond

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2048780	BH01 1.20	SOIL	NAD	none	Darryl Fletcher
2048781	BH01 1.75	SOIL	NAD	none	Darryl Fletcher

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * not included in laboratory scope of accreditation.



inappropriate

Information in Support of the Analytical Results

Our Ref 22-16432 Client Ref P22-2656 Contract Georeg st, Richmond

Containers Received & Deviating Samples

		Date			container for
Lab No	Sample ID	Sampled	Containers Received	Holding time exceeded for tests	tests
2048774	BH03 10.50-10.95 SOIL	12/08/22	PT 1L	Total Sulphur ICP (7 days), pH + Conductivity (7 days)	
2048775	BH03 12.00-12.45 SOIL	12/08/22	PT 1L	Total Sulphur ICP (7 days), pH + Conductivity (7 days)	
2048776	BH03 16.50-16.95 SOIL	15/08/22	PT 1L		
2048777	BH03 18.00-18.45 SOIL	15/08/22	PT 1L		
2048778	BH03 19.00-19.45 SOIL	15/08/22	PT 1L		
2048779	BH03 22.50-22.95 SOIL	15/08/22	PT 1L		
2048780	BH01 1.20 SOIL	15/08/22	GJ 250ml, PT 1L		
2048781	BH01 1.75 SOIL	15/08/22	GJ 250ml, PT 1L		
2048782	BH01 1.20 LEACHATE	15/08/22	GJ 250ml, PT 1L		
2048783	BH01 1.75 LEACHATE	15/08/22	GJ 250ml, PT 1L		
Key: P-Plastic	T-Tub G-Glass J-Jar				

DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425μm sieve, in accordance with BS1377. Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis. The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

End of Report

APPENDIX C

RECEIVING SITE ENVIRONMENTAL PERMIT AND WASTE BROKER DOCUMENTATION



Permit

The Environmental Permitting (England & Wales) Regulations 2010

George Killoughery Limited

41 Willow Lane Mitcham Surrey CR4 4NA

Permit number EPR/EB3633DU

Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit

Permit number EPR/EB3633DU

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010

George Killoughery Limited ("the operator"),

whose registered office is

First Floor Herald House Throwley Way Sutton SM1 4AF

company registration number 00849646

to operate waste operations described in standard rules SR2008No3 75kte at

41 Willow Lane Mitcham Surrey CR4 4NA

to the extent authorised by and subject to the conditions of this permit.

Under regulation 27(2) of the Regulations, standard rules **SR2008No3 75kte** are conditions of this permit.

Name	Date
lan Sinclair	21/06/2012

Authorised on behalf of the Environment Agency

Schedule 1 - Site plan

This is the plan referred to in the standard rules SR2008No3 75kte



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Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name



	National Customer Contact Centre
Addrose	99 Parkway Avenue
Address	Sheffield
	S9 4WF
Telephone number	03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier	GEORGE KILLOUGHERY LIMITED
Registered as	An upper tier waste carrier, broker and dealer
Registration number	CBDU113455
	43A
Address of place of	WILLOW LANE
business	MITCHAM
	CR4 4NA
Telephone number	02086483737
Date of registration	7 June 2022
Expiry date of	
registration (unless	17 June 2025
revoked)	

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

APPENDIX D

WASTE TRANSFER NOTES

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VOLUME C.METRES		A
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CRUSHE S Tel: 020 8 No. 7792	D CONCRETE TYPE 1 & 2 GRADII BULK FILLING MATERIALS GRA UPPLE TRANSI 93 Slough Lane, Kingsbury, Li 1537 9680 • Fax: 020 8537 876 Email: suppletransportItd@ Waste Carrier No: CBD	NG, MUCK AW, B & TIPPER HI PORT L ondon NW9 & 8 • Mobile: 0 Qyahoo.co.uk U204508	AY, TOPSOIL RE TD BYB 17836 566730
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SUF 93 S Tel: 020 8537	PLE TRANSPORT Blough Lane, Kingsbury, London NW9 8YB 9680 • Fax: 020 8537 8768 • Mobile: 0783 Email: suppletransportItd@yahoo.co.uk Waste Carrier No: CBDU204508	6 56675	
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(SIGNATURE)..... CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RESPONSIBILITY We cannot accept responsibility for damage caused by our vehicles delivering or disposing to your site.

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Duty of Care Combined Conveyance & Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Some C. Combined Weight & Vol. Weights & Measures Act 1985, Schedule 4, Para. Customer & site Address Mitter & Site Address Site Licence No: Site Licence No: Volume Description of Waste/Materials	HICLE
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	Email: suppletransportite wobile: 07836 566730
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	93 Slough Las IRANSP	ORT LTD
	Tel: 020 8537 9680 • Fax: 020 and Long	Ion NW9 8VP
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We cannot accept responsibility for damage caused by our vehicles delivering or disposing to your site.

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