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INTERIM VERIFICATION REPORT

FOR

45-49 STATION ROAD,
HAMPTON VILLAGE,
TW12 2BU

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APPENDIX 3 – PLANNING DECISION NOTICE

1 INTRODUCTION

1.1 Background

1.1.1 Preston Park Development Ltd ("The Client") has commissioned Jomas Associates Ltd ('Jomas'), to produce an interim verification report for the site at 45-49 Station Road, Hampton Village, TW12 2BU following two phases of remediation works undertaken on the 22nd of June and 5th of July 2023.

1.1.2 The remedial works undertaken to date comprise the removal of underground fuel tanks (UST') along with validation of the surrounding residual soils.

1.1.3 The site is currently occupied by a vehicle sales and maintenance garage, comprising 3No. interconnected buildings. A single storey showroom, a two-storey office/reception building and a single storey garage/workshop. To the front and rear are forecourt areas used for car sales and cars awaiting work in the workshop. At the time of the tank removal works, the car showroom building had been demolished.

1.1.4 Development permission is being granted by the London Borough of Richmond Upon Thames with a number of conditions relating to various requirements outlined in application reference DC/TFA/21/1841/FUL/FUL.

1.1.5 The development proposal is understood to comprise the demolition of the northern section of the existing single-storey car showroom to allow construction of 2No detached buildings of brick construction, forming 4No residential units with associated access and landscaping. Private garden areas are understood to be proposed.

1.1.6 A site location plan is provided as Figure 1, and a proposed development plan is provided as Figure 2 within Appendix 1.

1.1.7 Planning condition DV29F of application reference DC/TFA/21/1841/FUL/FUL relates to land contamination matters and is summarised below:

A. *"A desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority"*

B. *"An intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geoenvironmental consultants in accordance with the current U.K. requirements for sampling and testing."*

C. *"Written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive*

receptors have been submitted to and approved in writing by the local planning authority"

D. *"The remediation works approved as part of the remediation strategy 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 in accordance with condition [1(B, C)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter."*

E. *"A 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"*

1.1.8 The planning decision notice is included within Appendix 3.

1.1.9 A number of reports have been undertaken for the site by Jomas Associates in support of discharge of development conditions A - C are detailed in Section 1.2 below.

1.1.10 This report seeks to partly address Condition E by reporting the outcome of remedial works undertaken on site to date. Further remedial works will be required to achieve full compliance with the remediation strategy and a final verification report will be required on completion.

1.2 Previously Issued Reports

1.2.1 Previous reports that pertain to the site should be read in conjunction with this document and are summarised below:

- Geo-environmental & Geotechnical Assessment Report for 45 – 49 Station Road, Hampton, TW12 2BU, ref P9086J703, 23rd November 2015, Jomas Associates Ltd.
- Desk Study/Preliminary Risk Assessment Report for 45-49 Station Road, Hampton Village, TW12 2BU, ref P9086J703b, 12th March 2021, Jomas Associates Ltd.
- Geo-environmental & Geotechnical Assessment Ground Investigation Report for 45 – 49 Station Road, Hampton, TW12 2BU, ref P9086J703b, 22nd March 2023, Jomas Associates Ltd.
- Remedial Strategy & Verification Plan for 45-49 Station Road, Hampton Village, TW12 2BU, ref P9086J703b, 5th May 2023, Jomas Associates Ltd.

1.3 Summary of Land Contamination Findings

Desk Study Findings

1.3.1 A desk study was produced for the site (Jomas, March 2021), and issued separately. A brief overview of the findings is presented below:

- A review of earliest available (1865) historical maps indicates that the study site was occupied by 2No residential-style units in the northeast of the site, with what appears to be 3No glasshouses extending west. The remainder of the site appears to form part of a large garden area at this time, which extends offsite to the south. By 1896, one of the residential units appears to have been reconfigured and an additional, L-shaped, residential-style unit had been constructed in the southwest of the site. A unit is also shown to encroach onto the site from the west at this time.
- By the map dated 1934, the configuration of the unit in the southwest of the site had altered and an additional unit is shown to encroach onto the southeast corner of the site from the south. By 1956 the site had been redeveloped and the previous buildings demolished. A large unit identified as a garage is now shown in the east of the site, extending offsite to the south. A small unit is also shown adjacent to the western site boundary at this time. Few changes occur until the map dated 1985, by which time a small rectangular feature (possible fuel pump island) is indicated in the south of the site. The small unit adjacent to the western site boundary is no longer shown. The site appears to have remained in this configuration until present, with satellite imagery ranging 1999 to 2019 indicating the area of forecourt to the west of the garage/showroom unit being utilised for vehicle storage.
- The British Geological Survey indicates that the site is directly underlain by superficial deposits of the Kempton Park Gravel Member. These superficial deposits are underlain by solid deposits of the London Clay Formation. No artificial deposits are reported within the site.
- The superficial deposits underlying the site are identified as a Principal Aquifer with the underlying solid deposits identified as Unproductive.
- A review of the EnviroInsight Report indicates that there are no source protection zones within 500m of the site.
- There are 4No groundwater abstractions reported within 2km – closest identified as an active abstraction 684m NE for general use.
- There are 5No reported surface water abstractions reported within 2km – closest identified as an active abstraction for potable water supply (storage) 512m SW.
- There are 5No reported potable water abstractions reported within 2km – closest identified as an active abstraction 512m SW for potable water supply (storage).
- The nearest detailed river entry is reported 176m southeast of the site, identified as the River Thames. There are no Environment Agency Zone 2 or 3 floodplains reported within 50m of the site.

Intrusive Investigations

1.3.2 Two separate phases of ground investigation have been undertaken at the site.

1.3.3 The initial ground investigation was undertaken on 15th October 2015, and consisted of the following:

- 5 No. window sampling boreholes (WS1-WS5), drilled up to 4.0m below ground level (bgl), with associated in situ testing and sampling;
- 3 No. gas and groundwater monitoring standpipes, extending up to 3.8mbgl;
- Laboratory analysis for chemical and geotechnical purposes.

1.3.4 The results of the ground investigation revealed a ground profile comprising a variable thickness of Made Ground (up to 1.5mbgl depth), overlying deposits of sandy gravel to gravelly sand (likely representing the Kempton Park Gravel Member). These deposits were encountered to the base of boreholes WS1 – WS4, which refused due to the density of the granular deposits. Below the granular deposits within borehole WS5 brown clay was encountered to the base of the borehole (likely representing the London Clay Formation).

1.3.5 During intrusive works groundwater was reported at a depth of 1.6mbgl within borehole WS5. Groundwater was not reported within the remaining boreholes. During return monitoring, groundwater was reported at a depth of 1.68mbgl within the monitoring well installed within borehole WS5. Groundwater was not reported within the remaining monitoring wells WS2 and WS4, although the maximum depth to which the wells extended was 2.63mbgl.

1.3.6 A supplementary ground investigation was undertaken on 14th and 15th February 2023, to further assess data gaps which remained from the previous phase of investigation, and consisted of the following:

- 3No. cable percussive boreholes (BH1-BH3), drilled up to 10.0m below ground level (bgl), with associated in situ testing and sampling;
- 3No. gas and groundwater monitoring standpipes, extending up to 6.0mbgl;
- Laboratory analysis for chemical and geotechnical purposes.

1.3.7 The results of the ground investigation revealed a ground profile comprising a thickness of Made Ground (up to 1.0mbgl depth), overlying deposits of sand and gravel (likely representing the Kempton Park Gravel Member). These deposits were encountered to 5.80mbgl boreholes BH1 – BH3. Below the granular deposits within borehole BH1-BH3 grey clay was encountered to the base of the borehole (likely representing the London Clay Formation).

1.3.8 During intrusive works groundwater was not reported; however, water was added from 1m-5.8mbgl to aid drilling which may have masked groundwater strikes. During return monitoring, groundwater was reported at a depth of between 2.59m -2.69mbgl

within the monitoring well installed within borehole BH1-BH3. The maximum depth to which the wells extended was 6.22mbgl.

1.3.9 Following generic risk assessments and statistical analysis, elevated concentrations of lead and a number of PAH compounds were reported within the soils onsite. These soils were not considered suitable within soft landscaped areas.

1.3.10 Groundwater sampling and analysis was undertaken as part of the supplementary phase of investigation. The samples were obtained from BH1 – BH3, which were positioned to triangulate the underground storage tanks present onsite.

1.3.11 PAH, total petroleum hydrocarbon, and volatile organic compounds (VOC) concentrations were reported below laboratory detection limits within each of the 3No groundwater samples analysed at the laboratory.

1.3.12 Concentrations of copper, nickel and cyanide were found to exceed environmental water quality standard.

1.3.13 A significant risk of impact to controlled waters posed by the soils on site was not considered to exist.

1.3.14 Following gas monitoring undertaken across both phases of intrusive investigation, the site can be considered as Characteristic Situation 2 (CS2) in terms of the gas screening value when calculated using worst case results. Therefore, basic gas protection methods are considered necessary.

1.4 Summary of Remediation Strategy Proposals

1.4.1 The remediation strategy was compiled by Jomas and published as referenced in Section 1.2. A summary of the strategy is provided below, although reference should be made to the full document for details.

1.4.2 The remediation strategy determined that the following remedial activities were required:

1. Removal of the underground tanks, and associated infrastructure, with appropriate validation testing of the surrounding soils.
2. A watching brief following demolition and during enabling works.
3. Gas protection measures incorporated within the proposed buildings on-site.
4. The encapsulation of impacted soils below areas of building footprint or hardstanding cover.
5. Importation of a cover layer comprising a minimum 450mm thickness of clean subsoil/topsoil over a geotextile membrane/marker layer within areas of soft landscaping.

6. Validation testing upon soils imported to site to confirm suitability for use as a clean capping layer.

1.4.3 This verification report records the remedial and verification works associated with the removal of buried fuel tanks and other buried infrastructure, along with validation testing of the surrounding residual soils.

1.4.4 The remaining remedial measures will be implemented during construction of the proposed development, and a final verification report will be required once these are completed.

1.5 Limitations

1.5.1 Jomas Associates Ltd ('Jomas') has prepared this report for the sole use of Preston Park Development. in accordance with the generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon by any other party without the explicit written agreement of Jomas. No other third-party warranty, expressed or implied, is made as to the professional advice included in this report. This report must be used in its entirety.

1.5.2 The records search was limited to information available from public sources; this information is changing continually and frequently incomplete. Unless Jomas has actual knowledge to the contrary, information obtained from public sources or provided to Jomas by site personnel and other information sources, have been assumed to be correct. Jomas does not assume any liability for the misinterpretation of information or for items not visible, accessible or present on the subject property at the time of this study.

1.5.3 Whilst every effort has been made to ensure the accuracy of the data supplied, and any analysis derived from it, there may be conditions at the site that have not been disclosed by the investigation, and could not therefore be taken into account. As with any site, there may be differences in soil conditions between exploratory hole positions. Furthermore, it should be noted that groundwater conditions may vary due to seasonal and other effects and may at times be significantly different from those measured by the investigation. No liability can be accepted for any such variations in these conditions.

2 TANK REMOVAL

2.1.1 Jomas attended the site on 22 June and 05 July 2023, to inspect and validate the removal of underground storage tanks (UST's). The tanks were removed systematically by way of 2No remedial excavations (Tank Excavation 1 & 2).

2.1.2 The locations of both remedial excavations are presented in Figure 3, Appendix 1.

2.2 Petroleum Officer Information

2.2.1 Jomas submitted a request to the London Fire Brigade (The Petroleum Licensing and Enforcing Authority for the site) for information on records of petroleum storage at the site. A summary is provided below:

2.2.2 The information received from the Authority records that a 7,000 gal, triple compartment, underground storage tank was installed at the site in 1972:

- The eastern edge of the tank is shown to be situated approximately 7.6m west of the single storey workshop and showroom unit, the western edge of the tank is indicated to be 8.9m east of the garden wall of the westerly adjacent No. 51 Station Road.
- Tank compartments are labelled T1 – T3, east – west, and have a capacity of 1,000 gal (4,546L), 2,000 gal (9,092L) and 4,000 gal (18,184L) respectively. The western tank compartment (T3) was indicated to store diesel with the other compartments for storage of petrol. A pump island is shown northerly adjacent.
- A report dated 26 June 1996 states that tank compartments T1 and T2 were filled with waste oil at that time.

2.2.3 Additionally recorded is the presence of a 2,273L capacity underground petroleum storage tank (T5), installed in 1934, adjacent to the western site boundary in the north of the site. A record dated 11 January 1973 indicates this was solid filled by that time.

2.2.4 A 1,000-gal (4,546L) tank (T4) is also shown within the northwest corner of site, comments indicate this was to be bottomed out and re-used for storage of waste oil. A record dated 11 January 1973 states this was filled with waste oil at the time.

2.2.5 An interceptor was shown on the drawings provided by LFB adjacent to the western boundary of the workshop/showroom unit within the north of the site. It is understood that this forms part of the adjacent MoT garage's existing drainage infrastructure and is to be retained post-development.

2.2.6 The last petroleum licence at the site was issued 31 May 1996. There are no records of any leaks or spills at the site.

2.2.7 Details of the tanks reported onsite by LFB are presented in Table 2.1 below. The locations of the tanks are shown in Figure 4.

Table 2.1: Summary of Fuel Tank Information Held by Petroleum Licensing Authority

Tank No.	Compartment No.	Year	Tank Type	Tank Capacity	Fuel Type	Current Status
1	1	1972	Single Skin Steel	4,546	Petrol	Not Known
1	2	1972	Single Skin Steel	9,092	Petrol	Not Known
1	3	1972	Single Skin Steel	18,184	Diesel	Not Known
2	4	1948	Single Skin Steel	4,546	Petrol	Not Known
2	5	1934	Single Skin Steel	2,273	Solid Fill	Not Known

2.3 Tank Decommissioning by Water-Filling Methodology

2.3.1 Prior to commencement of the demolition and enabling works at the site, the USTs were decommissioned by Feltham Demolition by means of water-filling methodology. A summary of the methodology is presented in Section 2.4.4 below.

2.3.2 Due to site constraints and logistics, it was decided the tank removals would be undertaken in two separate phases.

2.3.3 Phase one comprised removal of compartments 1-3 assigned to “Tank 1”. Phase two comprised removal of the two remaining compartments (4 and 5) assigned to “Tank 2”.

2.3.4 A plan showing the remedial excavations (“Tank Excavation 1” and “Tank Excavation 2”) in the context of the site and exploratory hole locations is provided in Figure 3, Appendix 1.

2.4 Tank Excavation 1

2.4.1 Feltham Demolition began the first phase of decommissioning works in June 2023, in preparation for Jomas to observe the tank removal and carry out soil validation sampling.

2.4.2 Initial observations made by the Jomas engineer on the 22 June 2023 showed the concrete and asphalt ground surfacing had been broken out alongside most of the tank cradle. The southeast to southwest corner of the concrete tank cradle, and a portion of the concrete base, remained in place due to the presence of corrugated metal sheeting along the outer edge of the cradle, and to maintain stability of the adjacent access road.

2.4.3 Decommissioning works had been completed and 1/3rd of the tank was observed to have been cut and removed, leaving the remaining tank segment present within the excavation. There was no evidence of contamination, or any hydrocarbon odour observed at this point.

2.4.4 Feltham Demolition summarised the tank decommissioning process as follows:

- Following an aeration of the tank any remaining oil was pumped out across two separate phases and then half filled with water.
- Tank was then washed out with detergent.
- The tank was then cold cut separating it into two sections with the smaller third removed.
- The remaining tank segment was then removed and placed next to the previously removed segment.

2.4.5 During the removal of the remaining tank segments there was a slight hydrocarbon odour noted, and a black staining along the concrete base and north-west corner of the excavation was observed.

2.4.6 24No. soil validation samples (ES1 – ES24) were taken from the exposed faces of "Tank Excavation 1" following removal of the tank, with the sample locations illustrated in Figure 5, Appendix 1.

2.4.7 An attempt to deepen the pit to investigate potential contamination spread was aborted due to groundwater strikes at 2.8-2.9mbgl, approx. 0.1m below the base of excavation.

2.4.8 Photographs obtained during the excavation are provided in Figure 5b, Appendix 1.

2.4.9 Following validation sampling, the void was backfilled with a mix of visually clean arisings and concrete crush to make it safe.

2.5 Tank Excavation 2

2.5.1 Feltham Demolition began the second phase of decommissioning works on 04 July 2023 in preparation for Jomas to carry out validation sampling the following day.

2.5.2 Initial observations made by the Jomas engineer on 05 July showed the asphalt ground surfacing had been broken out, and the tank successfully excavated and crushed in preparation for off-site disposal.

2.5.3 Decommissioning work was carried out by the same method described in Section 2.4.4.

2.5.4 The brick walls of the tank cradle were removed exposing the residual soils. The southwest section of the tank cradle was left in place to provide support due to the proximity of the adjacent offsite building.

2.5.5 19No. further validation samples (ES25 – ES43) were taken across the exposed faces. Investigation to the south-west was limited to the initial excavation due to site boundary constraints and the proximity of a neighbouring property.

2.5.6 A validation sample plan for "Tank Excavation 2" is provided in Figure 6, Appendix 1, with photographs obtained during the excavation provided in Figure 6b.

2.5.7 Following validation sampling, excavated ground was backfilled with a mix of visually clean arisings and concrete crush.

2.6 Validation Sampling and Results

2.6.1 Table 2.2 below details the number and location of validation samples obtained and sent to a UKAS and MCERTS accredited laboratory for chemical testing.

2.6.2 The location of the samples and the extents of "Tank Excavation 1" and "Tank Excavation 2" are shown in Figure 5 and Figure 6, Appendix 1, respectively.

Table 2.2: Soil Validation Samples Summary

Remedial Excavation	Sample Designation	Depth (mbgl)	Location	Material type	Max. PID reading (ppm)	Visual / olfactory evidence of potential contamination	Sampled selected for laboratory analysis?
Tank Excavation 1	ES1	2.60	North Face	Slightly Clayey Sandy Gravel (KPGM)	0.0	None	✓
	ES2	2.00	North Face	Slightly Clayey Sandy Gravel (KPGM)	0.0	None	X
	ES3	1.0	North Face	Slightly Clayey Sandy Gravel (MG)	0.2	None	X
	ES4	0.50	North Face	Slightly Clayey Sandy Gravel (MG)	0.5	None	✓
	ES5	2.50	North Face	Slightly Clayey Sandy Gravel (KPGM)	0.3	None	X
	ES6	1.50	North Face	Clayey Sandy Gravel (KPGM)	0.1	None	X
	ES7	0.80	North Face	Slightly Clayey Sandy Gravel (MG)	0.2	None	X
	ES8	0.30	North Face	Sand Gravel (MG)	0.1	None	X
	ES9	2.00	East Face	Slightly Clayey Sandy Gravel (MG)	0.1	None	✓
	ES10	1.50	East Face	Clayey Sandy Gravel (MG)	0.1	None	X
	ES11	0.50	East Face	Slightly Clayey Sandy Gravel (MG)	0.3	None	✓
	ES12	0.20	South-east Face	Sand and Gravel (MG)	0.1	None	✓

Remedial Excavation	Sample Designation	Depth (mbgl)	Location	Material type	Max. PID reading (ppm)	Visual / olfactory evidence of potential contamination	Sampled selected for laboratory analysis?
	ES13	2.5	West Face	Clayey Sandy Gravel (MG)	0.1	None	X
	ES14	1.80	West Face	Sandy Gravel (MG)	0.3	None	✓
	ES15	0.3	West Face	Sandy Gravelly Clay (MG)	0.2	None	X
	ES16	2.50	North-west Face	Slightly Clayey Sandy Gravel (MG)	2.1	None	✓
	ES17	1.50	North-west Face	Slightly Clayey Sandy Gravel (MG)	0.6	None	X
	ES18	0.50	North-west Face	Sandy Gravelly Clay (MG)	0.3	None	X
	ES19	0.30	South-west Face	Sand and Gravel (MG)	0.1	None	X
	ES20	2.80	North-east Face	Slightly Clayey Sandy Gravel (MG)	0.4	None	✓
	ES21	2.90	North Base	Sandy Gravel (MG)	0.2	None	X
	ES22	2.80	East Base	Slightly Clayey Sandy Gravel (MG)	0.8	None	✓
	ES23	2.90	Central Base	Sandy Gravel (MG)	0.2	None	✓
Tank Excavation 2	ES24	1.70	North-east Face	Slightly Gravelly Clayey Sand (MG)	0.0	None	✓
	ES25	2.00	North-east Base	Slightly Gravelly Clayey Sand (MG)	0.1	Hydrocarbon odour	✓
	ES26	2.10	North-east Base	Slightly Clayey Slightly Gravelly Sand (Kempton Park)	0.0	Hydrocarbon odour	✓
	ES27	1.80	East Corner	Clayey Gravelly Sand (MG)	0.1	None	X
	ES28	2.20	South Base	Slightly Clayey Slightly Gravelly Sand (Kempton Park)	0.0	Hydrocarbon odour	✓
	ES29	1.60	South-west Face	Slightly Gravelly Clayey Sand (MG)	0.3	None	✓
	ES30	1.90	South-west Face	Slightly Gravelly Clayey Sand (MG)	0.0	None	✓
	ES31	2.20	West Base	Slightly Clayey Slightly Gravelly	0.0	None	✓

Remedial Excavation	Sample Designation	Depth (mbgl)	Location	Material type	Max. PID reading (ppm)	Visual / olfactory evidence of potential contamination	Sampled selected for laboratory analysis?
				Sand (Kempton Park)			
	ES32	2.50	Central base	Slightly Clayey Slightly Gravelly Sand (KPGM)	0.2	Hydrocarbon odour	✓
	ES33	0.50	North-east Face	Clayey Slightly Gravelly Sand (MG)	0.1	None	X
	ES34	0.80	North-east Face	Clayey Gravelly Sand (KPGM)	0.8	None	X
	ES35	1.90	North-east Face	Gravelly Clayey Sand (MG)	0.0	None	X
	ES36	2.3	South-East Base	Slightly Clayey Slightly Gravelly Sand (Kempton Park)	0.1	None	✓
	ES37	2.0	East Base	Clayey Gravelly Sand (KPGM)	0.0	None	X
	ES38	0.6	South-East Face	Slightly Gravelly Clayey Sand (MG)	0.3	None	X
	ES39	0.90	South-east Face	Clayey Gravelly Sand (MG)	0.2	None	X
	ES40	2.40	South Base	Clayey Gravelly Sand (KPGM)	0.1	None	X
	ES41	0.70	South-west Face	Clayey Gravelly Sand (MG)	0.1	None	X
	ES42	1.20	South-west Face	Clayey Gravelly Sand (MG)	0.4	None	X
	ES43	2.0	South-west Base	Clayey Gravelly Sand (KPGM)	0.4	None	X

*MG = “Made Ground”, KPGM = “Kempton Park Gravel Member”

2.6.3 Selected soil validation samples were scheduled at the laboratory for a chemical testing suite comprising Polycyclic Aromatic Hydrocarbons (PAHs), phenols, Total Petroleum Hydrocarbons (TPHCWG) and Volatile Organic Compounds (VOCs).

2.6.4 As determined within the Remediation Strategy, the results of chemical analysis of validations sample have been screened against generic screening criteria protective of human health within a “residential with plant uptake” end use scenario. Results are presented in Table 2.3 and Table 2.4 below. Raw laboratory data is presented within Appendix 2.

Table 2.3: Soil Laboratory Analysis Results – Polycyclic Aromatic Hydrocarbons (PAHs) and Phenols – Validation Samples

Determinand	Unit	No. Samples Tested	Screening Criteria		Min	Max	No. Exceeding
Acenaphthene	mg/kg	20	S4UL	210	<0.05	0.43	0
Acenaphthylene	mg/kg	20	S4UL	170	<0.1	0.6	0
Anthracene	mg/kg	20	S4UL	2400	<0.1	2.14	0
Benzo(a)anthracene	mg/kg	20	S4UL	7.2	<0.05	11.7	2No (ES4 at 0.5mbgl, ES26 at 2.1mbgl)
Benzo(a)pyrene	mg/kg	20	S4UL	2.2	<0.05	13.3	6No (ES1 at 2.6mbgl ES4 at 0.5mbgl ES11 at 0.5mbgl ES12 at 0.2mbgl ES16 at 2.5mbgl ES26 at 2.1mbgl)
Benzo(b)fluoranthene	mg/kg	20	S4UL	2.6	<0.10	16.4	6No (ES1 at 2.6mbgl, ES4 at 0.5mbgl, ES11 at 0.5mbgl, ES12 at 0.2mbgl, ES16 at 2.5mbgl, ES26 at 2.1mbgl)
Benzo(ghi)perylene	mg/kg	20	S4UL	320	<0.05	9.78	0
Benzo(k)fluoranthene	mg/kg	20	S4UL	77	<0.10	9.22	0
Chrysene	mg/kg	20	S4UL	15	<0.10	12.3	0
Dibenzo(ah)anthracene	mg/kg	20	S4UL	0.24	<0.10	2.06	6No (ES1 at 2.6mbgl, ES4 at 0.5mbgl, ES11 at 0.5mbgl, ES12 at 0.2mbgl, ES16 at 2.5mbgl, ES26 at 2.1mbgl)
Fluoranthene	mg/kg	20	S4UL	280	<0.10	21.3	0
Fluorene	mg/kg	20	S4UL	170	<0.05	0.31	0
Indeno(123-cd)pyrene	mg/kg	20	S4UL	27	<0.10	7.89	0
Naphthalene	mg/kg	20	S4UL	2.3	<0.05	0.56	0
Phenanthrene	mg/kg	20	S4UL	95	<0.10	3.68	0
Pyrene	mg/kg	20	S4UL	620	<0.10	23	0
Phenol, monohydric	mg/kg	20	S4UL	120	0.8	1	0
Total PAH	mg/kg	20	-	-	<1.3	118	-

Table 2.4: Soil Laboratory Analysis Results – Total Petroleum Hydrocarbons (TPHCWG) – Validation Samples

TPH Band	Unit	No. Samples Tested	Screening Criteria		Min	Max	No. Exceeding
>C_5-C_6 Aliphatic	mg/kg	20	S4UL	42	<0.01	<0.01	0
>C_6-C_8 Aliphatic	mg/kg	20	S4UL	100	<0.01	<0.01	0
>C_8-C_{10} Aliphatic	mg/kg	20	S4UL	27	<1.0	<1.0	0
>C_{10}-C_{12} Aliphatic	mg/kg	20	S4UL	130	<1.0	<1.0	0
>C_{12}-C_{16} Aliphatic	mg/kg	20	S4UL	1100	<1.0	1.0	0
>C_{16}-C_{21} Aliphatic	mg/kg	20	S4UL	65000	<1.0	59	0
>C_{21}-C_{35} Aliphatic	mg/kg	20	S4UL	65000	<1.0	1870	0
>C_6-C_7 Aromatic	mg/kg	20	S4UL	70	<0.01	<0.01	0
>C_7-C_8 Aromatic	mg/kg	20	S4UL	130	<0.01	<0.01	0
>C_8-C_{10} Aromatic	mg/kg	20	S4UL	34	<0.01	<0.01	0
>C_{10}-C_{12} Aromatic	mg/kg	20	S4UL	74	<1.0	<1.0	0
>C_{12}-C_{16} Aromatic	mg/kg	20	S4UL	140	<1.0	<1.0	0
>C_{16}-C_{21} Aromatic	mg/kg	20	S4UL	260	<1.0	26	0
>C_{21}-C_{35} Aromatic	mg/kg	20	S4UL	1100	<1.0	371	0
Total TPH (Ali/Aro)	mg/kg	20	-	-	<11.05	2087	0

2.6.5 In addition to the suites outlined above, the 20No soil samples were also tested for the presence of volatile organic compounds including BTEX compounds (benzene, toluene, ethylbenzene, xylene). No volatile organic compounds were reported above the detection limit.

2.6.6 As shown in Table 2.4, no total petroleum hydrocarbons included within the scheduled testing suites returned results above the relevant screening criteria.

2.6.7 As shown in Table 2.3, elevated concentrations of polycyclic aromatic hydrocarbons have been reported within 6No soil validation samples. Although these soils are not considered “suitable for use” within a residential development, they are consistent with the results obtained during the wider ground investigation and therefore no further soil removal is considered necessary provided the remaining remedial measures are implemented (i.e. encapsulation beneath the proposed building footprints, and a cover layer within areas of sot landscaping).

2.6.8 On the basis of the above, it is considered that removal of the tanks has satisfactorily remediated the hydrocarbon source on site.

2.7 Groundwater and Free-Phase Product

2.7.1 No evidence of free-phase hydrocarbon product was observed within the excavations or on the water surface during the remedial works.

2.8 Backfill Materials

2.8.1 Remedial excavations were backfilled with a combination of visually clean arisings and concrete crush.

2.8.2 1No sample of concrete crush (ES24) was obtained and scheduled for chemical analysis to verify its suitability for use on site. The result is included in the results review above and no returned results were above the relevant screening criteria.

2.8.3 It should be noted that the site is to be encapsulated beneath the proposed building footprints, or clean cover systems within areas of soft landscaping, in accordance with the remediation strategy.

2.8.4 On the basis of the above, the backfill material is considered suitable for the intended use provided it is subject to the outstanding remedial measures as per the rest of the site.

3 CONCLUSIONS & OUTSTANDING WORKS

3.1 Conclusions

3.1.1 The results of the validation work undertaken to date indicate that the tanks have been successfully removed from the site and the excavations have been backfilled with suitable material prior to construction of the proposed development.

3.2 Remaining Works and Requirements.

3.2.1 As outlined in the remediation strategy, the following remedial activities are outstanding and will be required, to be provided within a "final" verification report for the site in due course.

- The encapsulation of impacted soils below areas of building footprint or hardstanding cover.
- Gas protection measures incorporated within the proposed buildings on-site.
- Importation of a cover layer comprising a minimum 450mm thickness of clean subsoil/topsoil over a geotextile membrane/marker layer within areas of soft landscaping.
- Validation testing upon soils imported to site to confirm suitability for use as a clean capping layer.
- Provision of waste disposal documentation.
- Confirmation of appropriate utility pipework installation.

3.2.2 Any evidence of further contamination observed during the construction phase of works on site will be investigated and further remediation works undertaken if deemed necessary.

4 REFERENCES

British Standards Institution (2015) BS 3882 Specification for topsoil and requirements for use. BSI, London

British Standards Institution (2011) BS 10175 Code of practice for the investigation of potentially contaminated sites. BSI, London

British Standards Institution (2013) BS 8576 Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOC's), BSI, London

British Standards Institution BS 5930:2015+A1:2020 Code of practice for ground investigations. BSI, London

British Standards Institution (2015) BS 8485:2015 Incorporating corrigendum No.1 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. BSI, London

CIRIA C665 (2007) Assessing risks posed by hazardous ground gases to buildings. CIRIA, London

CL:AIRE (2020) Professional Guidance: Comparing Soil Contamination Data with a Critical Concentration. CL:AIRE, Buckinghamshire

Environment Agency (2020) Land contamination risk management (LCRM)

Environment Agency, NHBC & CIEH (2008) Guidance for the safe development of housing on land affected by contamination. R & D Publication 66. London: Environment Agency

LQM/CIEH S4ULs. LQM, 2014

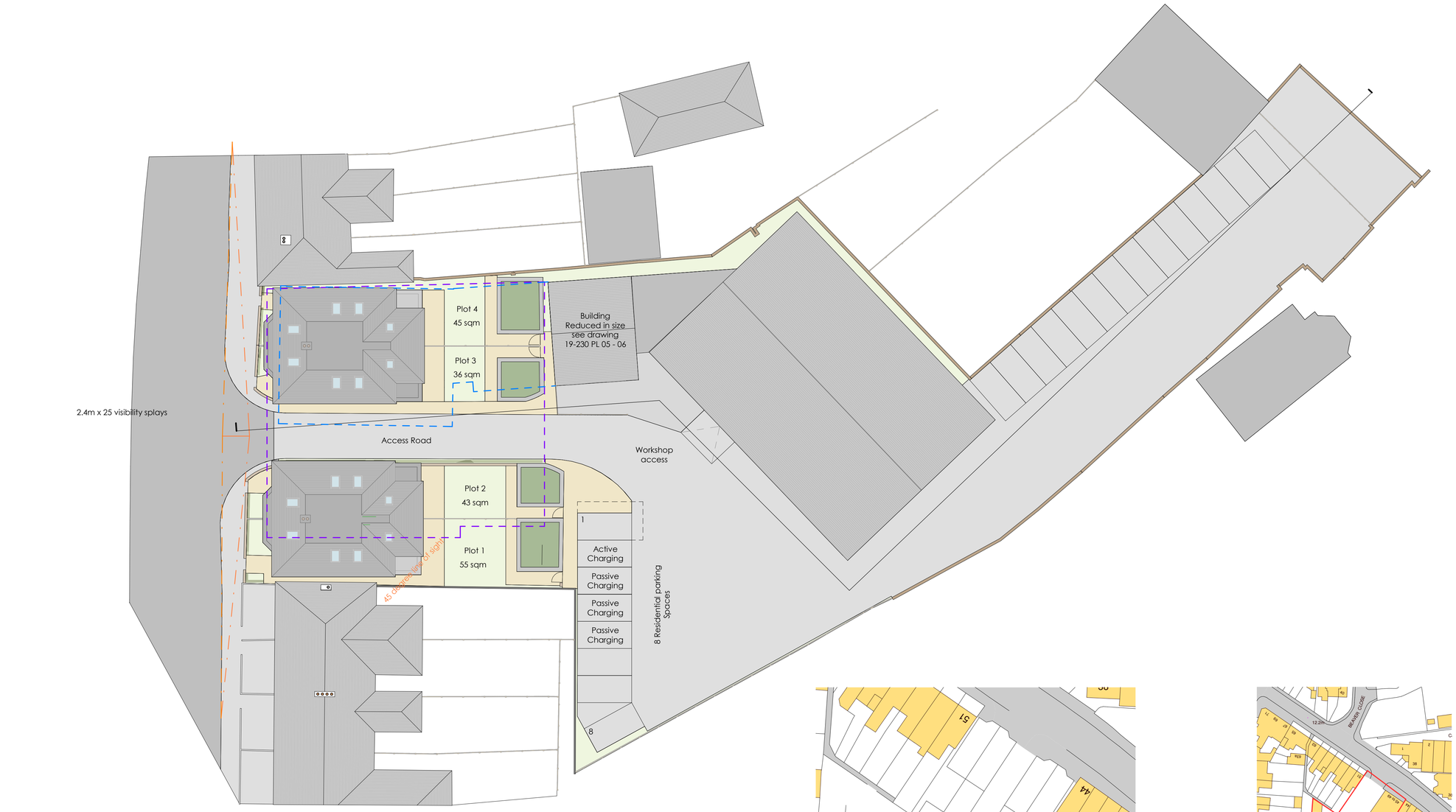
Ministry of Housing, Communities & Local Government: National Planning Policy Framework. February 2019.

APPENDICES

APPENDIX 1 – FIGURES & SITE VISIT NOTES

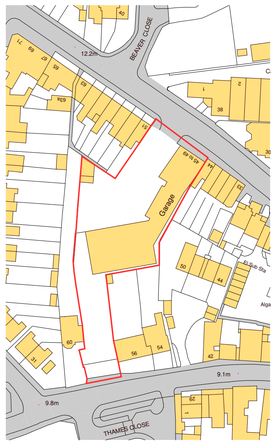
PROJECT NAME:	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE:	Site Location Plan	**PROJECT NO.**	P9086J703b
DATE:	August 2023	**FIGURE NO.**	1

Figure 2: Proposed Development Plan



Block Plan

0m 10m 20m 30m 40m 50m
1:500



Location Plan

0m 10m 20m 30m 40m 50m
1:1250

NOTES

Do not scale from drawing, figured dimensions to be used only

All dimensions to be verified on site. Any discrepancies are to be reported to the relevant parties.

revision	description	issued	date

address

Kingsbury Garage
45 - 49 Station Road, Hampton Village, TW12 2BU

title

Location Block and Site Plan

proj no.	dwg no.	date	status
19-230	01	04/02/20	PL

revision	drawn	checked	scale	size
	JI	IF	As indicated	A1

UNION ARCHITECTURE
info@union-arch.co.uk
www.union-arch.co.uk
t: 01202 683 522

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation Plan	**PROJECT NO.**	P9086J703b
DATE	August 2023	**FIGURE NO.**	3

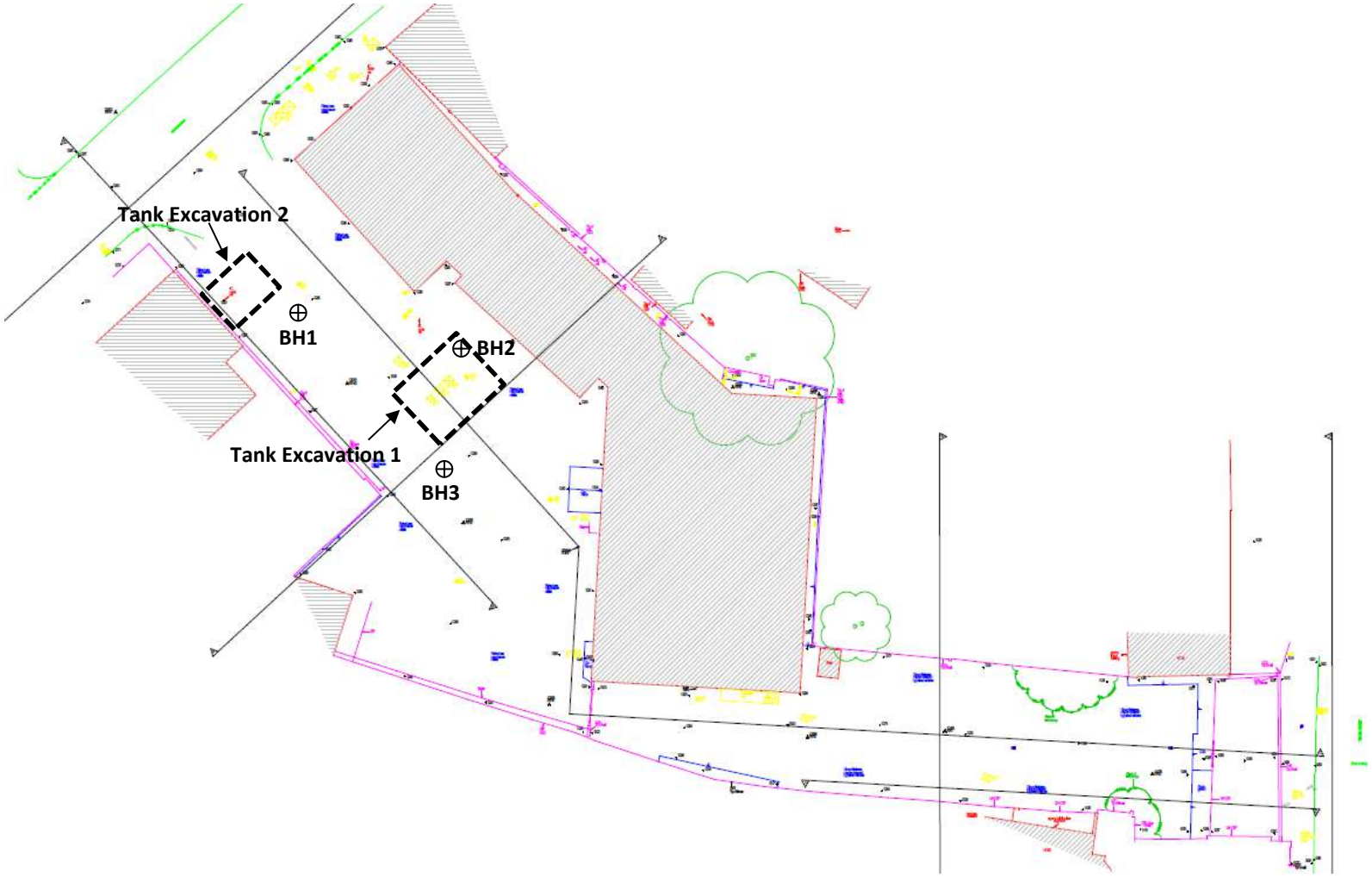
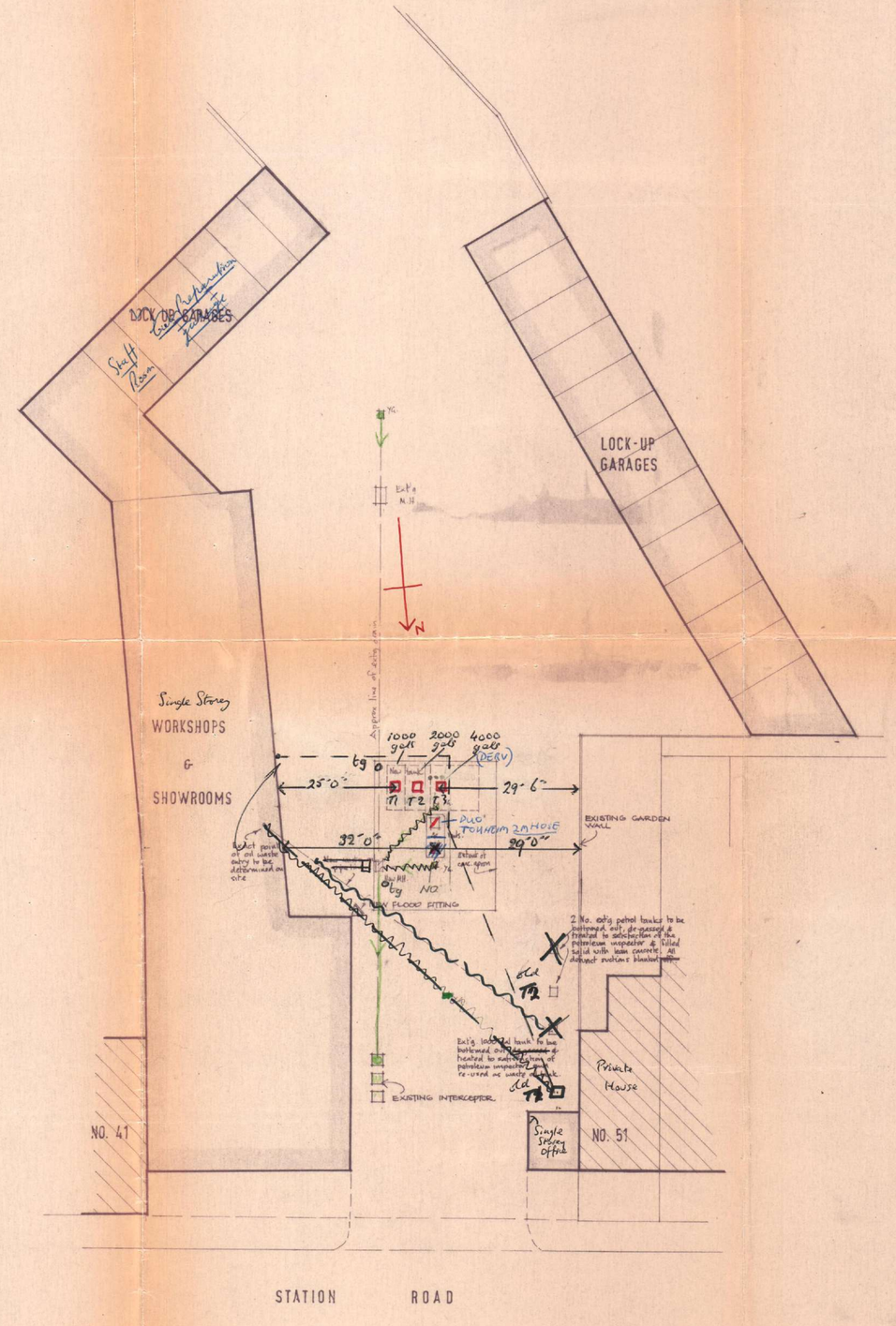
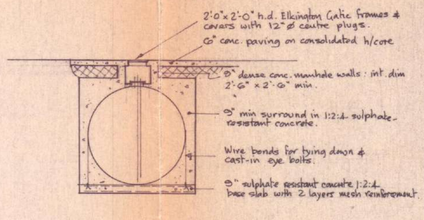


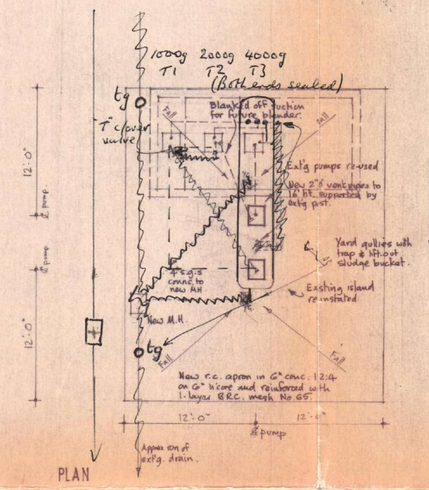
Figure 4: Petroleum Officer Tank Plan



LAYOUT PLAN 16' TO 1"

SECTION

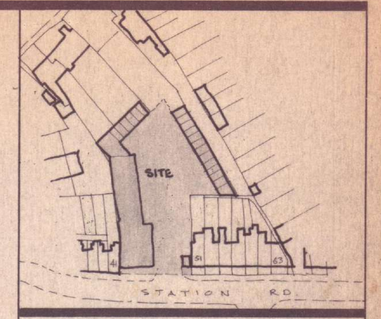




New 7000 gal. petrol storage tank (o/a size 18'-4" x 9'-0" ø) triple compartment divided into 1000, 2000 & 4000 gals. 1000 & 2000 cmpts linked & valved. 2" ø m.s. galv. suction & vent lines surrounded in 3" sulphate-resistant concrete.

PLAN

TANK INSTALLATION 8' TO 1"



Block Plan 1:1250

LONDON FIRE AND CIVIL DEFENCE AUTHORITY
FIRE SAFETY—PETROLEUM ~~LICENSE~~ CASE No. 24/10475
THIS IS TO CERTIFY THAT THIS PLAN WAS
~~APPROVED~~/APPROVED AS AMENDED ON 11/8/73
SIGNED Kw. Lakeland PETROLEUM INSPECTOR.

Rev.	Date	Description
C.	21·8·72.	Tank resited. General revisions.
B.	3·8·72.	Petrol tank re-sited. Drainage added.
A	14·7·72.	EXISTING PETROL INTERCEPTOR & NEW FLOOD FITTING ADDED

AMENDMENTS

G. KINGSBURY & SON LTD.
45-49 STATION ROAD,
HAMPTON, MDX.

PROPOSED NEW TANK INSTALLATION.

24149

Scale: 16' & 8' TO 1" North

Date: 11·7·72 Drawn:

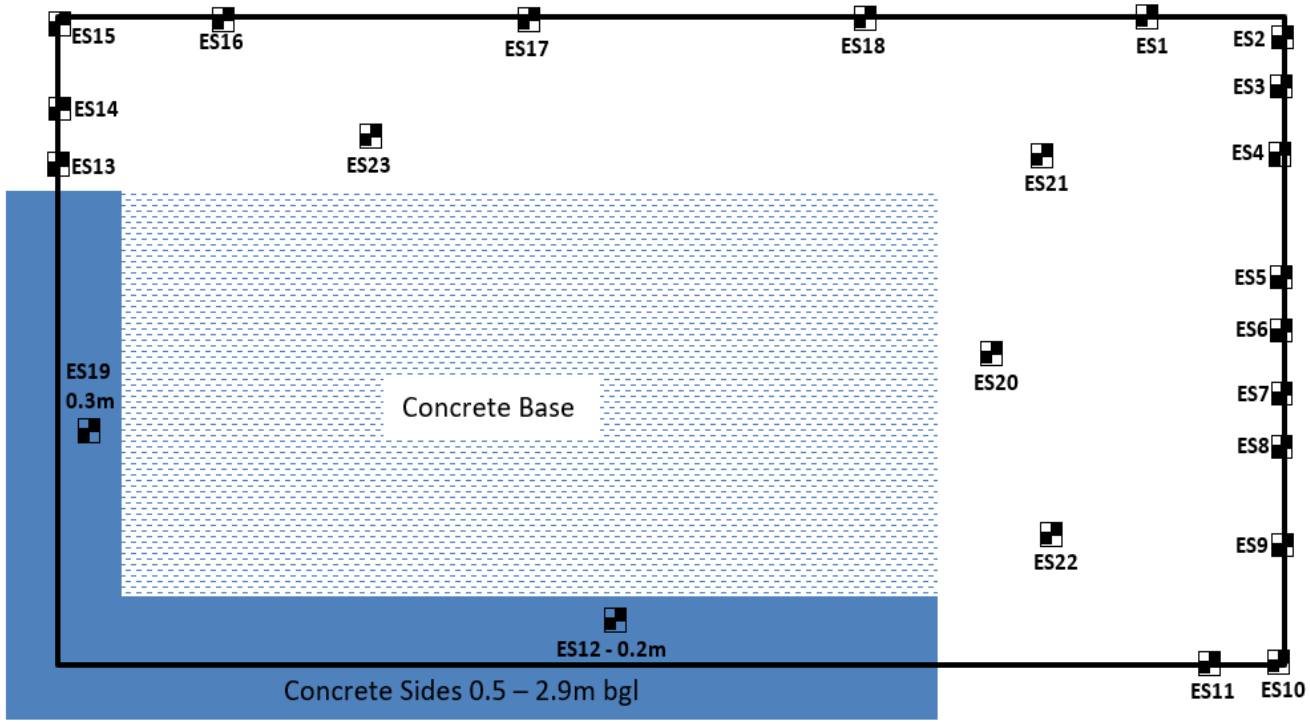
CARROLL ASSOCIATES
ARCHITECTS
TUNBRIDGE WELLS
KENT Tel: 0892-34233

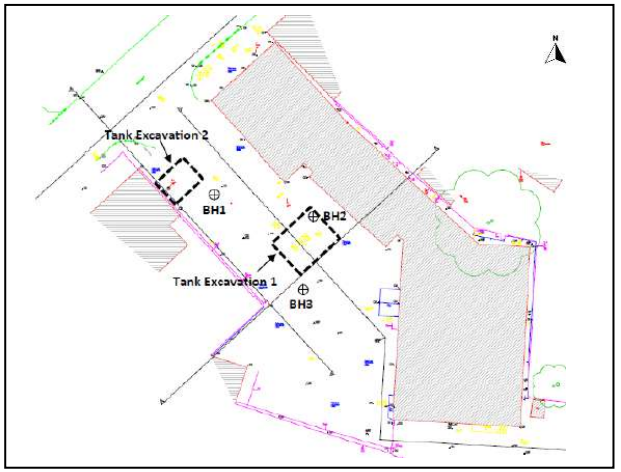
Completion Report 6/9/73
No 1 Report

5631 C 21-8-72

SLH 18/12 31/8/72 24149

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 1 Sample Location Plan	**PROJECT NO.**	P9086J703b
DATE	August 2023	**FIGURE NO.**	5





PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 1 Photographs	**FIGURE**	5b

Photo 1: Tank Excavation 1 as observed on arrival, viewed southeast.

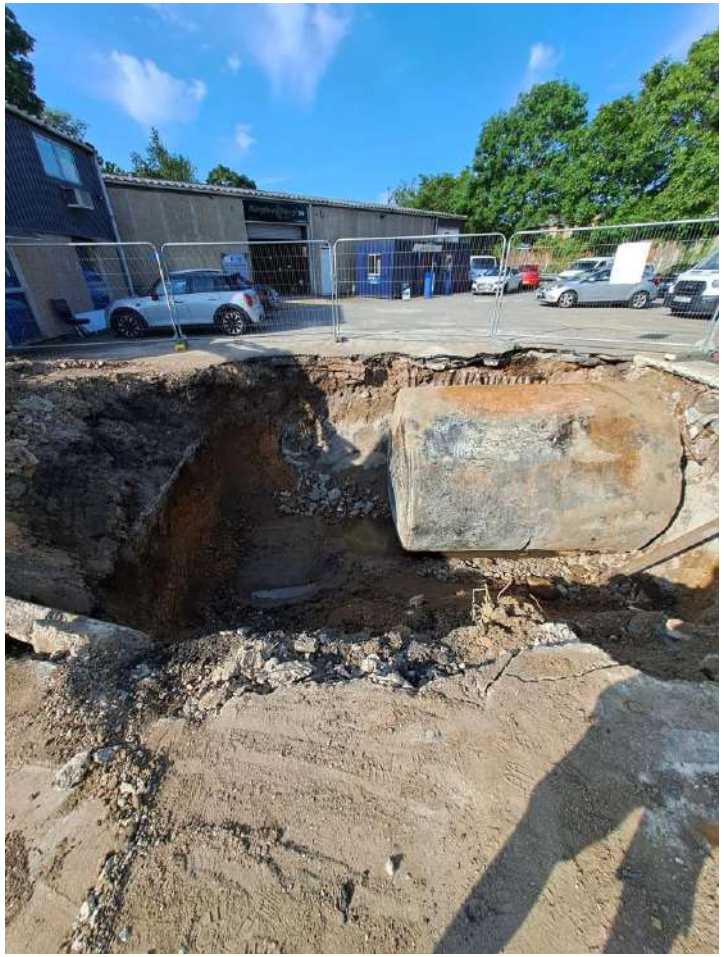


Photo 2: Close up of eastern end of Tank Excavation 1, viewed southeast.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 1 Photographs	**FIGURE**	5b

Photo 3: Tank Excavation 1 following removal of the tank, viewed northeast.

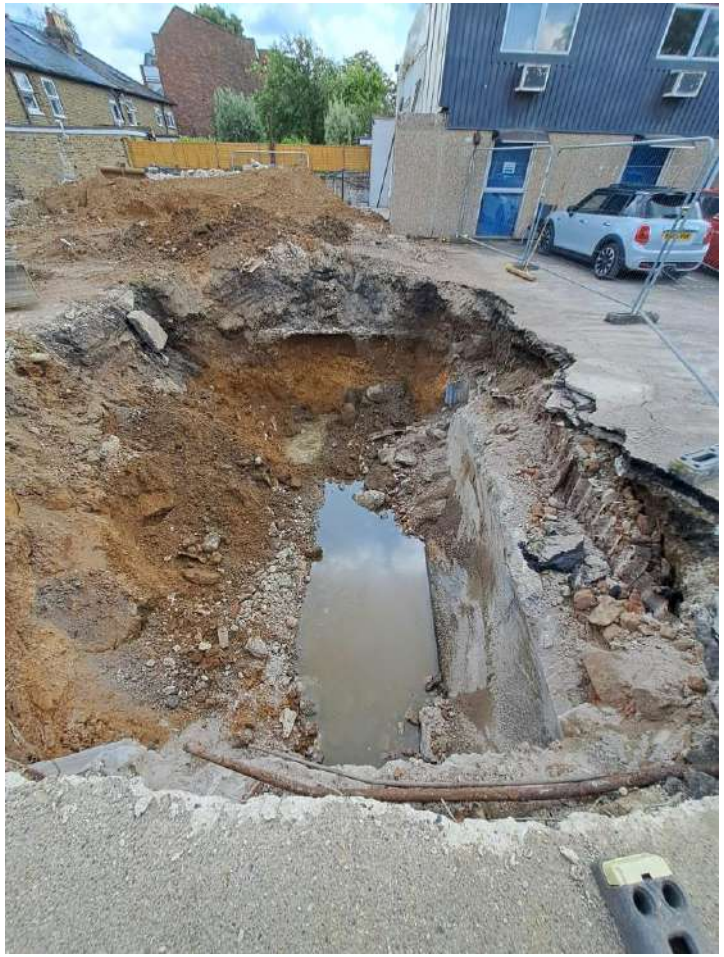


Photo 4: Tank Excavation 1 following removal of the tank, viewed east.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 1 Photographs	**FIGURE**	5b

Photo 5: Tank Excavation 1 following removal of the tank, viewed south.

Photo 6: Southeastern and southwestern walls of tank cradle left in to support the adjacent access road to the MoT garage.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 1 Photographs	**FIGURE**	5b

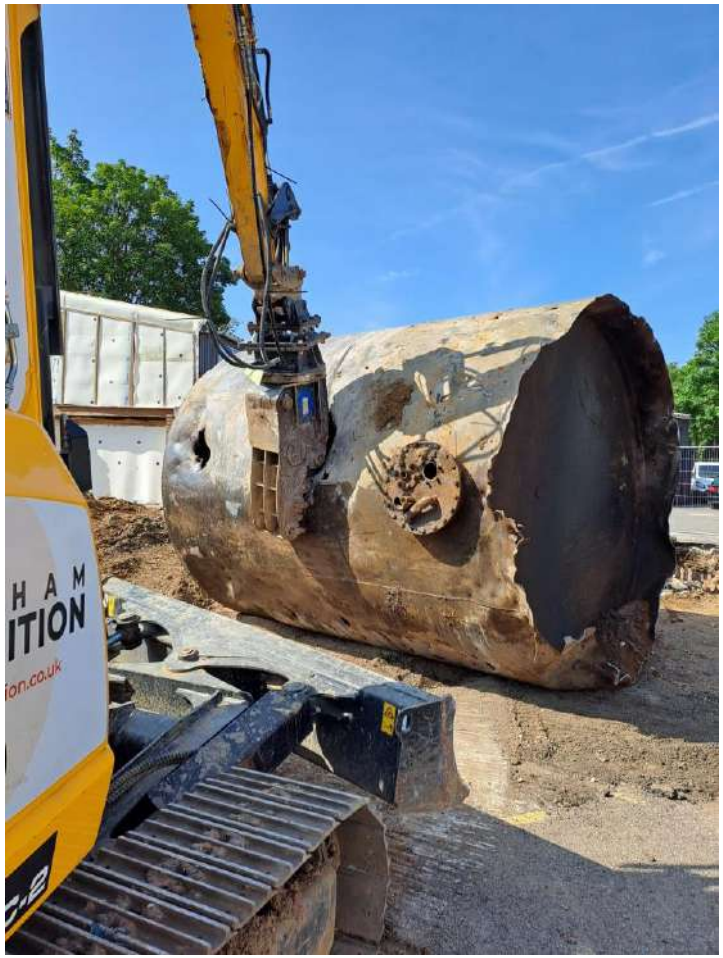
Photo 7: Tank Excavation 1 following removal of the tank, viewed west.

Photo 8: Tank Excavation 1 following removal of the tank, viewed northwest.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 1 Photographs	**FIGURE**	5b

Photo 9: Demolition material used in addition to visually clean soil arisings to backfill excavation after upon completion of the validation sampling.

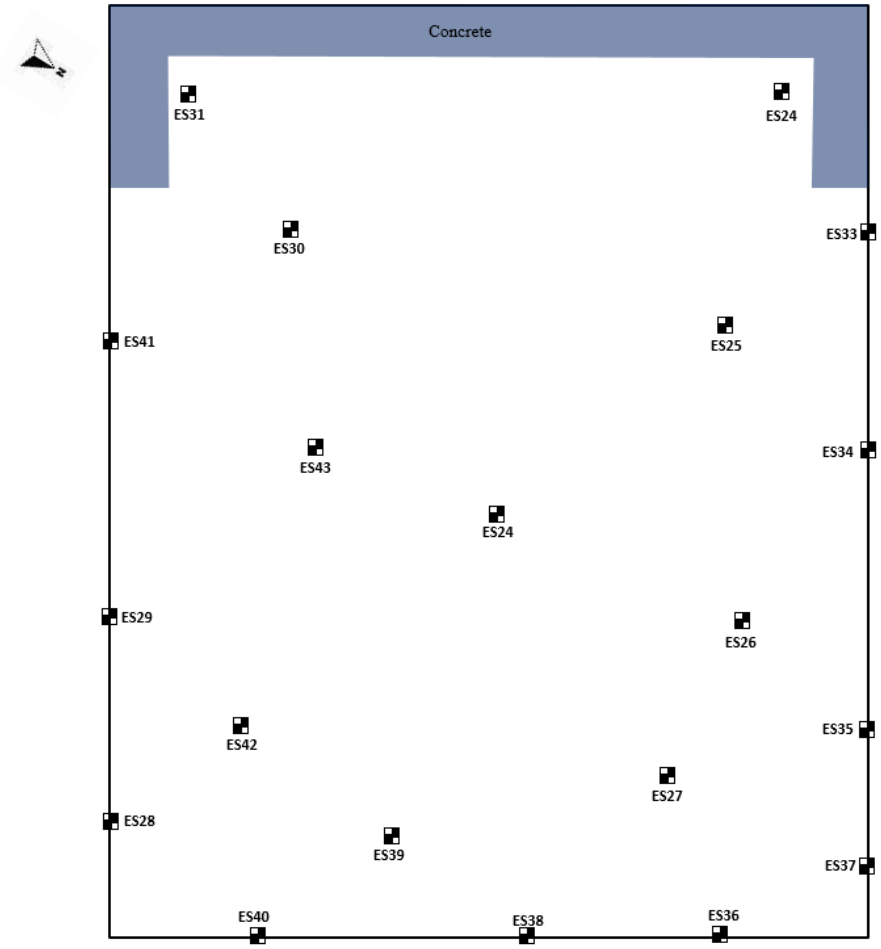
Photo 10: Tank segment after removal from the excavation.

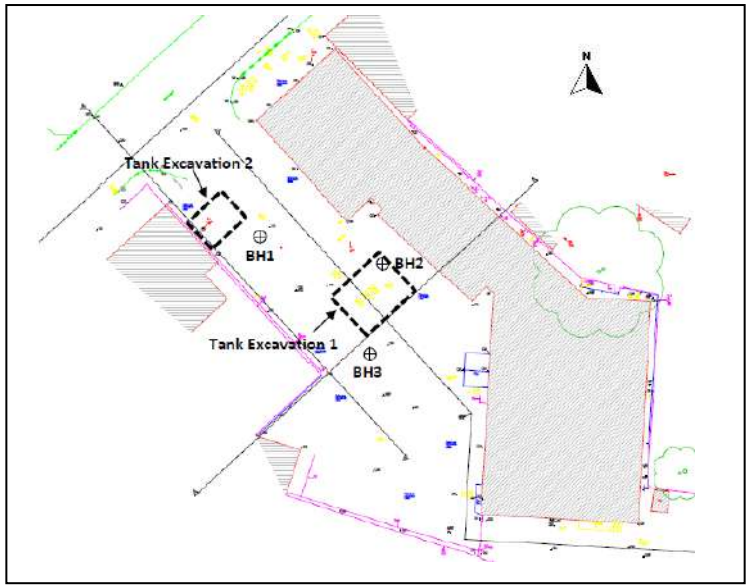


PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 1 Photographs	**FIGURE**	5b

Photo 11: Both tank segments after removal from the excavation.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 2 Sample Location Plan	**PROJECT NO.**	P9086J703b
DATE	August 2023	**FIGURE NO.**	6





PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 2 Photographs	**FIGURE**	6b

Photo 1: Tank Excavation 2 as observed on arrival, viewed west.

Photo 2: Tank removed from Tank Excavation 2.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 2 Photographs	**FIGURE**	6b

Photo 3: Material excavated from the top and side of the tank.

Photo 4: Northwestern face of Tank Excavation 2 during removal of the brick tank cradle.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 2 Photographs	**FIGURE**	6b

Photo 5: Southeastern face of Tank Excavation 2 during removal of the brick tank cradle.

Photo 6: Northeastern face of Tank Excavation 2 during removal of the brick tank cradle.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 2 Photographs	**FIGURE**	6b

Photo 7: Southwestern section of tank cradle left in-situ for stability due to proximity of the adjacent offsite building.

Photo 8: Resultant rubble following removal of brick cradle from Tank Excavation 2.

PROJECT NAME	45-49 Station Road, Hampton Village, TW12 2BU	**CLIENT**	Preston Park Development LTD
TITLE	Tank Excavation 2 Photographs	**FIGURE**	6b

Photo 9: Example of soil arisings from outer edge of tank cradle (southwestern face).

Photo 10: Another example of soil arisings from outer edge of tank cradle (southeastern face).

APPENDIX 2 – LABORATORY CHEMICAL TEST DATA (TANK REMOVAL VALIDATION TESTING)

Jomas Associates
Unit 24
Sarum Complex
Salisbury Road
UB8 2RZ

Moor Lane
Witton
Birmingham
B6 7HG
Tel: +44 (0)121 344 4838
birmingham@terratek.co.uk
www.terratek.co.uk

Chemical Analysis - 45-49 Station Road Hampton

For the Attention of	Joshua Thomas	Samples Taken By:	
Report Number	23-02247	Date Testing Commenced	04/07/2023
Client Reference/Site	45-49 Station Road Hampton	Date Testing Completed	12/07/2023
Order Number	J703b		
Date Samples Received	03/07/2023		
Date Instructions Received	30/06/2023		

Dear Joshua,

Thank you for your recent submission of samples for testing. Analysis has now been completed and please find herein your laboratory testing report.
If you would like to discuss your report or have any questions, comments or feedback, please don't hesitate to get in touch, we'd be delighted to hear from you.
Thanks again for choosing Terra Tek for your analytical requirements, we hope the experience has been a pleasant one and we look forward to working with you again in the not too distant future.

Notes
Only those results indicated in this report are ISO 17025 or MCERTS accredited and any opinions or interpretations expressed are outside the scope of ISO 17025 accreditation. This report is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service.

All results contained in this report are provisional unless signed by an approved signatory.

Unless we are advised to the contrary, samples will be disposed after a period of one month from the reporting date. Samples tested for asbestos are retained for six months.

Sample location, site address, taken by and client reference are included where provided by the client. Terra Tek accepts no responsibility for the validity or accuracy of this information.

Date of Issue 13/07/2023

Approved by: Andrew Timms, General Manager

TERRA TEK
SITE INVESTIGATION & LABORATORY SERVICES

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

				Sample ID	11604	11605	11606	11607	11608	11609	11610	11611
				Other ID								
				Depth m	2.60	0.50	2.00	0.50	0.20	1.80	2.50	2.80
				Lab ID	ES1	ES4	ES9	ES11	ES12	ES14	ES16	ES20
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
Inorganic Suite - Solid												
Phenol, monohydric	TP193	N	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7
TPHCWG/VPHCWG - Solid												
TPH (Aliphatics C5-C6)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aliphatics C6-C8)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aliphatics C8-C10)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aliphatics C10-C12)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aliphatics C12-C16)	TP126	U	1	mg/kg	< 1	1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aliphatics C16-C21)	TP126	U	1	mg/kg	< 1	59	< 1	< 1	3	< 1	< 1	< 1
TPH (Aliphatics C21-C35)	TP126	U	1	mg/kg	7	638	7	92	117	< 1	78	35
TPH (Aliphatics C35-C40)	TP126	N	1	mg/kg	< 1	13	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aromatics C6-C7)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aromatics C7-C8)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aromatics C8-C10)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aromatics C10-C12)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aromatics C12-C16)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aromatics C16-C21)	TP126	U	1	mg/kg	< 1	12	< 1	2	< 1	< 1	1	< 1
TPH (Aromatics C21-C35)	TP126	U	1	mg/kg	< 1	223	< 1	141	45	< 1	90	66
TPH (Aromatics C35-C40)	TP126	N	1	mg/kg	< 1	6	< 1	< 1	< 1	< 1	< 1	< 1
PAHs - Solid												
Acenaphthene	TP045	M	0.05	mg/kg	0.08	0.43	< 0.05	< 0.05	0.10	< 0.05	0.09	0.20
Acenaphthylene	TP045	M	0.1	mg/kg	0.12	0.60	< 0.10	0.38	0.13	< 0.10	0.10	< 0.10
Anthracene	TP045	M	0.1	mg/kg	0.80	1.96	< 0.10	0.47	0.64	< 0.10	0.47	0.69

TERRA TEK
SITE INVESTIGATION & LABORATORY SERVICES

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

				Sample ID	11604	11605	11606	11607	11608	11609	11610	11611
				Other ID								
				Depth m	2.60	0.50	2.00	0.50	0.20	1.80	2.50	2.80
				Lab ID	ES1	ES4	ES9	ES11	ES12	ES14	ES16	ES20
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
Benzo(a)anthracene	TP045	M	0.05	mg/kg	3.18	7.64	< 0.05	2.04	1.85	< 0.05	2.22	1.20
Benzo(a)pyrene	TP045	M	0.05	mg/kg	3.93	12.8	< 0.05	3.41	2.94	< 0.05	3.40	1.62
Benzo(b)fluoranthene	TP045	M	0.1	mg/kg	5.33	15.9	< 0.10	4.59	3.24	< 0.10	3.45	1.97
Benzo(ghi)perylene	TP045	M	0.05	mg/kg	2.89	9.66	< 0.05	2.36	2.65	< 0.05	2.62	1.16
Benzo(k)fluoranthene	TP045	M	0.1	mg/kg	2.00	7.23	< 0.10	2.22	1.82	< 0.10	1.95	0.88
Chrysene	TP045	M	0.1	mg/kg	3.52	9.02	< 0.10	2.73	2.28	< 0.10	2.95	1.38
Dibenzo(ah)anthracene	TP045	M	0.1	mg/kg	0.53	1.89	< 0.10	0.54	0.47	< 0.10	0.50	0.22
Fluoranthene	TP045	M	0.1	mg/kg	6.59	11.2	< 0.10	2.61	4.15	< 0.10	3.73	2.56
Fluorene	TP045	M	0.05	mg/kg	< 0.05	0.31	< 0.05	0.07	0.07	< 0.05	< 0.05	0.14
Indeno(123-cd)pyrene	TP045	M	0.1	mg/kg	2.19	7.89	< 0.10	1.96	2.02	< 0.10	2.00	0.88
Naphthalene	TP045	M	0.05	mg/kg	0.14	0.56	< 0.05	0.34	0.20	< 0.05	0.14	0.09
Phenanthrene	TP045	M	0.1	mg/kg	1.62	3.68	< 0.10	0.85	1.13	< 0.10	0.69	0.90
Pyrene	TP045	M	0.1	mg/kg	6.47	12.4	< 0.10	3.12	4.13	< 0.10	4.03	2.57
Total PAHs (USEPA 16)	TP045	M	1.3	mg/kg	35.6	98.1	< 1.3	25.6	24.7	< 1.3	25.3	14.7
VOCs - Solid												
1,1,1,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1,1-Trichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1,2,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1,2-Trichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloropropene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2,3-Trichloropropane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

				Sample ID	11604	11605	11606	11607	11608	11609	11610	11611
				Other ID								
				Depth m	2.60	0.50	2.00	0.50	0.20	1.80	2.50	2.80
				Lab ID	ES1	ES4	ES9	ES11	ES12	ES14	ES16	ES20
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
1,2,4-Trimethylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dibromoethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichlorobenzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichloropropane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,3,5-Trimethylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,3-Dichlorobenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,3-Dichloropropane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,4-Dichlorobenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
2,2-Dichloropropane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
2-Chlorotoluene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
4-Chlorotoluene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
4-Isopropyltoluene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromobenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromochloromethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromodichloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromomethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chlorobenzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chloroform	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Choroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
cis-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

				Sample ID	11604	11605	11606	11607	11608	11609	11610	11611
				Other ID								
				Depth m	2.60	0.50	2.00	0.50	0.20	1.80	2.50	2.80
				Lab ID	ES1	ES4	ES9	ES11	ES12	ES14	ES16	ES20
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
cis-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dibromochloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dibromomethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dichlorodifluoromethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dichloromethane	TP154	U	50	µg/kg	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50
Isopropylbenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
n-Butylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
n-Propylbenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
sec-Butylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Styrene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
tert-Butylbenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Tetrachloroethene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Tetrachloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
trans-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
trans-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Tribromomethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Trichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Trichlorofluoromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
VOCs (BTEX) - Solid												
Benzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Ethyl benzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
m/p-Xylene	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Methyl tert-butyl ether (MTBE)	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

				Sample ID	11604	11605	11606	11607	11608	11609	11610	11611
				Other ID								
				Depth m	2.60	0.50	2.00	0.50	0.20	1.80	2.50	2.80
				Lab ID	ES1	ES4	ES9	ES11	ES12	ES14	ES16	ES20
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023	22/06/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
o-Xylene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Toluene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

Key

U - Results are ISO 17025 accredited

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11612
Other ID	
Depth m	2.80
Lab ID	ES22
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
Inorganic Suite - Solid					
Phenol, monohydric	TP193	N	0.7	mg/kg	< 0.7
TPHCWG/VPHCWG - Solid					
TPH (Aliphatics C5-C6)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C6-C8)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C8-C10)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C21-C35)	TP126	U	1	mg/kg	38
TPH (Aliphatics C35-C40)	TP126	N	1	mg/kg	< 1
TPH (Aromatics C6-C7)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C7-C8)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C8-C10)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C21-C35)	TP126	U	1	mg/kg	41
TPH (Aromatics C35-C40)	TP126	N	1	mg/kg	< 1
PAHs - Solid					
Acenaphthene	TP045	M	0.05	mg/kg	< 0.05
Acenaphthylene	TP045	M	0.1	mg/kg	< 0.10
Anthracene	TP045	M	0.1	mg/kg	< 0.10

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11612
Other ID	
Depth m	2.80
Lab ID	ES22
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
Benzo(a)anthracene	TP045	M	0.05	mg/kg	0.47
Benzo(a)pyrene	TP045	M	0.05	mg/kg	0.69
Benzo(b)fluoranthene	TP045	M	0.1	mg/kg	0.71
Benzo(ghi)perylene	TP045	M	0.05	mg/kg	0.48
Benzo(k)fluoranthene	TP045	M	0.1	mg/kg	0.40
Chrysene	TP045	M	0.1	mg/kg	0.58
Dibenzo(ah)anthracene	TP045	M	0.1	mg/kg	< 0.10
Fluoranthene	TP045	M	0.1	mg/kg	0.83
Fluorene	TP045	M	0.05	mg/kg	< 0.05
Indeno(123-cd)pyrene	TP045	M	0.1	mg/kg	0.36
Naphthalene	TP045	M	0.05	mg/kg	0.07
Phenanthrene	TP045	M	0.1	mg/kg	0.11
Pyrene	TP045	M	0.1	mg/kg	0.90
Total PAHs (USEPA 16)	TP045	M	1.3	mg/kg	5.2
VOCs - Solid					
1,1,1,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,1-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1,2,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,2-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethene	TP154	M	5	µg/kg	< 5
1,1-Dichloropropene	TP154	M	5	µg/kg	< 5
1,2,3-Trichloropropane	TP154	U	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11612
Other ID	
Depth m	2.80
Lab ID	ES22
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
1,2,4-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,2-Dibromoethane	TP154	U	5	µg/kg	< 5
1,2-Dichlorobenzene	TP154	M	5	µg/kg	< 5
1,2-Dichloroethane	TP154	M	5	µg/kg	< 5
1,2-Dichloropropane	TP154	M	5	µg/kg	< 5
1,3,5-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,3-Dichlorobenzene	TP154	U	5	µg/kg	< 5
1,3-Dichloropropane	TP154	M	5	µg/kg	< 5
1,4-Dichlorobenzene	TP154	U	5	µg/kg	< 5
2,2-Dichloropropane	TP154	M	5	µg/kg	< 5
2-Chlorotoluene	TP154	U	5	µg/kg	< 5
4-Chlorotoluene	TP154	M	5	µg/kg	< 5
4-Isopropyltoluene	TP154	N	5	µg/kg	< 5
Bromobenzene	TP154	U	5	µg/kg	< 5
Bromochloromethane	TP154	U	5	µg/kg	< 5
Bromodichloromethane	TP154	M	5	µg/kg	< 5
Bromomethane	TP154	U	5	µg/kg	< 5
Chlorobenzene	TP154	M	5	µg/kg	< 5
Chloroethane	TP154	M	5	µg/kg	< 5
Chloroform	TP154	M	5	µg/kg	< 5
Chloromethane	TP154	M	5	µg/kg	< 5
Choroethene	TP154	M	5	µg/kg	< 5
cis-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11612
Other ID	
Depth m	2.80
Lab ID	ES22
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
cis-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Dibromochloromethane	TP154	M	5	µg/kg	< 5
Dibromomethane	TP154	M	5	µg/kg	< 5
Dichlorodifluoromethane	TP154	U	5	µg/kg	< 5
Dichloromethane	TP154	U	50	µg/kg	< 50
Isopropylbenzene	TP154	U	5	µg/kg	< 5
n-Butylbenzene	TP154	N	5	µg/kg	< 5
n-Propylbenzene	TP154	U	5	µg/kg	< 5
sec-Butylbenzene	TP154	N	5	µg/kg	< 5
Styrene	TP154	U	5	µg/kg	< 5
tert-Butylbenzene	TP154	U	5	µg/kg	< 5
Tetrachloroethene	TP154	U	5	µg/kg	< 5
Tetrachloromethane	TP154	M	5	µg/kg	< 5
trans-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5
trans-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Tribromomethane	TP154	U	5	µg/kg	< 5
Trichloroethene	TP154	M	5	µg/kg	< 5
Trichlorofluoromethane	TP154	M	5	µg/kg	< 5
VOCs (BTEX) - Solid					
Benzene	TP154	M	5	µg/kg	< 5
Ethyl benzene	TP154	M	5	µg/kg	< 5
m/p-Xylene	TP154	M	10	µg/kg	< 10
Methyl tert-butyl ether (MTBE)	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11612
Other ID	
Depth m	2.80
Lab ID	ES22
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
o-Xylene	TP154	M	5	µg/kg	< 5
Toluene	TP154	M	5	µg/kg	< 5

Key

U - Results are ISO 17025 accredited

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

				Sample ID	11613
				Other ID	
				Depth m	2.90
				Lab ID	ES23
				Sample Type	SOIL
				Sample Date	22/06/2023
Test	**Method**	**Acc**	**LOD**	**Units**	
Inorganic Suite - Solid					
Phenol, monohydric	TP193	N	0.7	mg/kg	< 0.7
TPHCWG/VPHCWG - Solid					
TPH (Aliphatics C5-C6)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C6-C8)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C8-C10)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C21-C35)	TP126	U	1	mg/kg	21
TPH (Aliphatics C35-C40)	TP126	N	1	mg/kg	< 1
TPH (Aromatics C6-C7)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C7-C8)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C8-C10)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C21-C35)	TP126	U	1	mg/kg	16
TPH (Aromatics C35-C40)	TP126	N	1	mg/kg	< 1
PAHs - Solid					
Acenaphthene	TP045	M	0.05	mg/kg	< 0.05
Acenaphthylene	TP045	M	0.1	mg/kg	< 0.10
Anthracene	TP045	M	0.1	mg/kg	< 0.10

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11613
Other ID	
Depth m	2.90
Lab ID	ES23
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
Benzo(a)anthracene	TP045	M	0.05	mg/kg	0.14
Benzo(a)pyrene	TP045	M	0.05	mg/kg	0.17
Benzo(b)fluoranthene	TP045	M	0.1	mg/kg	0.22
Benzo(ghi)perylene	TP045	M	0.05	mg/kg	0.17
Benzo(k)fluoranthene	TP045	M	0.1	mg/kg	0.12
Chrysene	TP045	M	0.1	mg/kg	0.20
Dibenzo(ah)anthracene	TP045	M	0.1	mg/kg	< 0.10
Fluoranthene	TP045	M	0.1	mg/kg	0.28
Fluorene	TP045	M	0.05	mg/kg	< 0.05
Indeno(123-cd)pyrene	TP045	M	0.1	mg/kg	0.12
Naphthalene	TP045	M	0.05	mg/kg	0.08
Phenanthrene	TP045	M	0.1	mg/kg	< 0.10
Pyrene	TP045	M	0.1	mg/kg	0.30
Total PAHs (USEPA 16)	TP045	M	1.3	mg/kg	1.7
VOCs - Solid					
1,1,1,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,1-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1,2,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,2-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethene	TP154	M	5	µg/kg	< 5
1,1-Dichloropropene	TP154	M	5	µg/kg	< 5
1,2,3-Trichloropropane	TP154	U	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11613
Other ID	
Depth m	2.90
Lab ID	ES23
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
1,2,4-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,2-Dibromoethane	TP154	U	5	µg/kg	< 5
1,2-Dichlorobenzene	TP154	M	5	µg/kg	< 5
1,2-Dichloroethane	TP154	M	5	µg/kg	< 5
1,2-Dichloropropane	TP154	M	5	µg/kg	< 5
1,3,5-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,3-Dichlorobenzene	TP154	U	5	µg/kg	< 5
1,3-Dichloropropane	TP154	M	5	µg/kg	< 5
1,4-Dichlorobenzene	TP154	U	5	µg/kg	< 5
2,2-Dichloropropane	TP154	M	5	µg/kg	< 5
2-Chlorotoluene	TP154	U	5	µg/kg	< 5
4-Chlorotoluene	TP154	M	5	µg/kg	< 5
4-Isopropyltoluene	TP154	N	5	µg/kg	< 5
Bromobenzene	TP154	U	5	µg/kg	< 5
Bromochloromethane	TP154	U	5	µg/kg	< 5
Bromodichloromethane	TP154	M	5	µg/kg	< 5
Bromomethane	TP154	U	5	µg/kg	< 5
Chlorobenzene	TP154	M	5	µg/kg	< 5
Chloroethane	TP154	M	5	µg/kg	< 5
Chloroform	TP154	M	5	µg/kg	< 5
Chloromethane	TP154	M	5	µg/kg	< 5
Choroethene	TP154	M	5	µg/kg	< 5
cis-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11613
Other ID	
Depth m	2.90
Lab ID	ES23
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
cis-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Dibromochloromethane	TP154	M	5	µg/kg	< 5
Dibromomethane	TP154	M	5	µg/kg	< 5
Dichlorodifluoromethane	TP154	U	5	µg/kg	< 5
Dichloromethane	TP154	U	50	µg/kg	< 50
Isopropylbenzene	TP154	U	5	µg/kg	< 5
n-Butylbenzene	TP154	N	5	µg/kg	< 5
n-Propylbenzene	TP154	U	5	µg/kg	< 5
sec-Butylbenzene	TP154	N	5	µg/kg	< 5
Styrene	TP154	U	5	µg/kg	< 5
tert-Butylbenzene	TP154	U	5	µg/kg	< 5
Tetrachloroethene	TP154	U	5	µg/kg	< 5
Tetrachloromethane	TP154	M	5	µg/kg	< 5
trans-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5
trans-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Tribromomethane	TP154	U	5	µg/kg	< 5
Trichloroethene	TP154	M	5	µg/kg	< 5
Trichlorofluoromethane	TP154	M	5	µg/kg	< 5
VOCs (BTEX) - Solid					
Benzene	TP154	M	5	µg/kg	< 5
Ethyl benzene	TP154	M	5	µg/kg	< 5
m/p-Xylene	TP154	M	10	µg/kg	< 10
Methyl tert-butyl ether (MTBE)	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02247

Client Reference/Site: 45-49 Station Road Hampton

Sample ID	11613
Other ID	
Depth m	2.90
Lab ID	ES23
Sample Type	SOIL
Sample Date	22/06/2023

Test	Method	Acc	LOD	Units	
o-Xylene	TP154	M	5	µg/kg	< 5
Toluene	TP154	M	5	µg/kg	< 5

Key

U - Results are ISO 17025 accredited

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

SAMPLE DESCRIPTION AND PREPARATION DATA

Report Number: 23-02247
Client Reference / Site: 45-49 Station Road Hampton

Sample ID	Other ID	Depth (m)	Lab ID	Sample Date	Temperature on receipt (°C)	Primary (in uppercase) and Secondary Matrix	% Loss at 30°C	% Retained 2mm
11604		2.60	ES1	22/06/2023	18.6	Clayey SAND with Fine to Medium Gravel	11.7	25.7
11605		0.50	ES4	22/06/2023		SAND with Fine to Medium Gravel	5.45	55.6
11606		2.00	ES9	22/06/2023		Clayey SAND with Fine to Medium Gravel	8.77	9.79
11607		0.50	ES11	22/06/2023		SAND with Fine to Medium Gravel	8.52	43.6
11608		0.20	ES12	22/06/2023		SAND with Fine to Medium Gravel	13.2	30.0
11609		1.80	ES14	22/06/2023		Clayey SAND with Fine to Medium Gravel	12.4	11.7
11610		2.50	ES16	22/06/2023		Clayey SAND with Fine to Medium Gravel	12.7	26.2
11611		2.80	ES20	22/06/2023		Clayey SAND with Fine to Medium Gravel	12.9	29.2
11612		2.80	ES22	22/06/2023		Clayey SAND with Fine to Medium Gravel	10.8	25.9
11613		2.90	ES23	22/06/2023		Clayey SAND with Fine to Medium Gravel	13.8	19.8

Notes
Terra Tek are accredited for clay, sand and loam matrix types only, where they constitute the major component of the sample. Other coarse granular materials such as gravel, are not accredited where they comprise the major constituent of the sample (listed as primary matrix above).Results are expressed on a dry-weight basis (samples dried at <30°C) except where stated within the test report. Samples for asbestos testing are dried at 85°C. With the exception of samples analysed for asbestos, the laboratory removes any material greater than 2mm prior to analysis. The quantity and nature of the material is shown as the secondary matrix type above.

DEVIATING SAMPLES

Report Number: 23-02247
Client Reference/Site: 45-49 Station Road Hampton

Sample ID	Other ID	Depth (m)	Lab ID	Sample Type	Sample Date	Container Type	DEVIATING CONDITIONS						
							Sampling date not provided	Incorrect sampling container	Exceeds maximum holding time for indicated test	Presence of headspace in vial	Poorly fitting cap or lid	Damaged container	Preservatives used
11604		2.60	ES1	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11605		0.50	ES4	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11606		2.00	ES9	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11607		0.50	ES11	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11608		0.20	ES12	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11609		1.80	ES14	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11610		2.50	ES16	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11611		2.80	ES20	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11612		2.80	ES22	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No
11613		2.90	ES23	Solid	22/06/2023	60mL Glass Vial, 800mL Tub, 60mL Glass Vial							No

Presence of ✓ means that the respective sample has met the deviating condition and therefore results for a sample that has been classified as deviating, so may be compromised.

SUMMARY OF METHODS USED

Report Number: 23-02247
Client Reference/Site: 45-49 Station Road Hampton

Method Code	Method Title	Reference	MCERTS Accredited	UKAS Accredited	Wet/dry sample tested
TP067	Petroleum hydrocarbons (C8 - C40) in soil	TNRCC Method 1005: 2001 (modified)	Yes	Yes	WET
TP045	Polyaromatic hydrocarbons in soil	GACHAMJA A.M. Chromatography and Analysis: 1992 9-11 (modified)	Yes	Yes	WET
GP001	Preservation & Preparation of Soil	BS1377, Part 3, 1990: Soils for Civil Engineering Purposes.	Yes	Yes	~
TP193	Skalar Analysis of Soil		No	No	DRY
TP126	TPHCWG in soil (C8 - C40)	TNRCC Method 1006 (modified)	No	Yes	WET
TP154	Volatiles in soil by headspace	USEPA Method 5021. Wisconsin DNR modified GRO method	Selected	Yes	WET

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Chemical Analysis - 45-49 Station Road

For the Attention of	Joshua Thomas	Samples Taken By:	
Report Number	23-02381	Date Testing Commenced	18/07/2023
Client Reference/Site	45-49 Station Road	Date Testing Completed	26/07/2023
Order Number	J703b		
Date Samples Received	17/07/2023		
Date Instructions Received	17/07/2023		

Dear Joshua,

Thank you for your recent submission of samples for testing. Analysis has now been completed and please find herein your laboratory testing report.
If you would like to discuss your report or have any questions, comments or feedback, please don't hesitate to get in touch, we'd be delighted to hear from you.
Thanks again for choosing Terra Tek for your analytical requirements, we hope the experience has been a pleasant one and we look forward to working with you again in the not too distant future.

Notes
Only those results indicated in this report are ISO 17025 or MCERTS accredited and any opinions or interpretations expressed are outside the scope of ISO 17025 accreditation. This report is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service.

All results contained in this report are provisional unless signed by an approved signatory.

Unless we are advised to the contrary, samples will be disposed after a period of one month from the reporting date. Samples tested for asbestos are retained for six months.

Sample location, site address, taken by and client reference are included where provided by the client. Terra Tek accepts no responsibility for the validity or accuracy of this information.

This report should not be reproduced in full without the written approval of the laboratory.

Date of Issue 26/07/2023

Approved by: Andrew Timms, General Manager

TERRA TEK
SITE INVESTIGATION & LABORATORY SERVICES

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

				Sample ID	12375	12376	12377	12378	12379	12380	12381	12382
				Other ID								
				Depth m	2.00	2.50	2.20	1.60	1.70	1.90	2.20	2.10
				Lab ID	ES25	ES32	ES28	ES29	ES24	ES30	ES31	ES26
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
Inorganic Suite - Solid												
Phenol, monohydric	TP193	N	0.7	mg/kg	0.9	< 0.7	< 0.7	< 0.7	< 0.7	0.8	1.0	< 0.7
TPHCWG/VPHCWG - Solid												
TPH (Aliphatics C5-C6)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aliphatics C6-C8)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aliphatics C8-C10)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aliphatics C10-C12)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aliphatics C12-C16)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aliphatics C16-C21)	TP126	U	1	mg/kg	42	13	< 1	< 1	< 1	34	43	< 1
TPH (Aliphatics C21-C35)	TP126	U	1	mg/kg	1870	878	52	75	174	1060	1180	66
TPH (Aliphatics C35-C40)	TP126	N	1	mg/kg	14	6	< 1	< 1	< 1	2	6	< 1
TPH (Aromatics C6-C7)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aromatics C7-C8)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aromatics C8-C10)	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH (Aromatics C10-C12)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aromatics C12-C16)	TP126	U	1	mg/kg	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
TPH (Aromatics C16-C21)	TP126	U	1	mg/kg	< 1	26	< 1	< 1	< 1	< 1	< 1	24
TPH (Aromatics C21-C35)	TP126	U	1	mg/kg	161	253	30	31	63	199	371	206
TPH (Aromatics C35-C40)	TP126	N	1	mg/kg	< 1	3	< 1	< 1	< 1	3	10	4
PAHs - Solid												
Acenaphthene	TP045	M	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	TP045	M	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.37
Anthracene	TP045	M	0.1	mg/kg	< 0.10	< 0.10	0.20	< 0.10	< 0.10	< 0.10	< 0.10	2.14

TERRA TEK
SITE INVESTIGATION & LABORATORY SERVICES

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

				Sample ID	12375	12376	12377	12378	12379	12380	12381	12382
				Other ID								
				Depth m	2.00	2.50	2.20	1.60	1.70	1.90	2.20	2.10
				Lab ID	ES25	ES32	ES28	ES29	ES24	ES30	ES31	ES26
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
Benzo(a)anthracene	TP045	M	0.05	mg/kg	< 0.05	0.64	1.29	0.31	< 0.05	< 0.05	< 0.05	11.7
Benzo(a)pyrene	TP045	M	0.05	mg/kg	< 0.05	0.79	1.49	0.35	< 0.05	< 0.05	< 0.05	13.3
Benzo(b)fluoranthene	TP045	M	0.1	mg/kg	< 0.10	0.96	1.58	0.59	< 0.10	< 0.10	< 0.10	16.4
Benzo(ghi)perylene	TP045	M	0.05	mg/kg	< 0.05	2.32	1.07	0.43	< 0.05	< 0.05	< 0.05	9.78
Benzo(k)fluoranthene	TP045	M	0.1	mg/kg	< 0.10	0.58	0.86	0.33	< 0.10	< 0.10	< 0.10	9.22
Chrysene	TP045	M	0.1	mg/kg	< 0.10	0.64	1.35	0.40	< 0.10	< 0.10	< 0.10	12.3
Dibenzo(ah)anthracene	TP045	M	0.1	mg/kg	< 0.10	< 0.10	0.20	< 0.10	< 0.10	< 0.10	< 0.10	2.06
Fluoranthene	TP045	M	0.1	mg/kg	< 0.10	1.35	2.42	0.70	< 0.10	< 0.10	< 0.10	21.3
Fluorene	TP045	M	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(123-cd)pyrene	TP045	M	0.1	mg/kg	< 0.10	0.61	0.86	0.29	< 0.10	< 0.10	< 0.10	7.41
Naphthalene	TP045	M	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.17
Phenanthrene	TP045	M	0.1	mg/kg	< 0.10	< 0.10	0.31	< 0.10	< 0.10	< 0.10	< 0.10	3.48
Pyrene	TP045	M	0.1	mg/kg	< 0.10	1.86	2.72	0.80	< 0.10	< 0.10	< 0.10	23.0
Total PAHs (USEPA 16)	TP045	M	1.3	mg/kg	< 1.3	9.0	12.6	4.0	< 1.3	< 1.3	< 1.3	118
VOCs - Solid												
1,1,1,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1,1-Trichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1,2,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1,2-Trichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloropropene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2,3-Trichloropropane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

				Sample ID	12375	12376	12377	12378	12379	12380	12381	12382
				Other ID								
				Depth m	2.00	2.50	2.20	1.60	1.70	1.90	2.20	2.10
				Lab ID	ES25	ES32	ES28	ES29	ES24	ES30	ES31	ES26
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
1,2,4-Trimethylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dibromoethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichlorobenzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichloropropane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,3,5-Trimethylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,3-Dichlorobenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,3-Dichloropropane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
1,4-Dichlorobenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
2,2-Dichloropropane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
2-Chlorotoluene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
4-Chlorotoluene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
4-Isopropyltoluene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromobenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromochloromethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromodichloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Bromomethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chlorobenzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chloroethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chloroform	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Chloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Choroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
cis-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

TERRA TEK
SITE INVESTIGATION & LABORATORY SERVICES

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

				Sample ID	12375	12376	12377	12378	12379	12380	12381	12382
				Other ID								
				Depth m	2.00	2.50	2.20	1.60	1.70	1.90	2.20	2.10
				Lab ID	ES25	ES32	ES28	ES29	ES24	ES30	ES31	ES26
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
cis-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dibromochloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dibromomethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dichlorodifluoromethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Dichloromethane	TP154	U	50	µg/kg	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50
Isopropylbenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
n-Butylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
n-Propylbenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
sec-Butylbenzene	TP154	N	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Styrene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
tert-Butylbenzene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Tetrachloroethene	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Tetrachloromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
trans-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
trans-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Tribromomethane	TP154	U	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Trichloroethene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Trichlorofluoromethane	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
VOCs (BTEX) - Solid												
Benzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Ethyl benzene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
m/p-Xylene	TP154	M	10	µg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Methyl tert-butyl ether (MTBE)	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

				Sample ID	12375	12376	12377	12378	12379	12380	12381	12382
				Other ID								
				Depth m	2.00	2.50	2.20	1.60	1.70	1.90	2.20	2.10
				Lab ID	ES25	ES32	ES28	ES29	ES24	ES30	ES31	ES26
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Date	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023
Test	**Method**	**Acc**	**LOD**	**Units**								
o-Xylene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Toluene	TP154	M	5	µg/kg	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5

Key

U - Results are ISO 17025 accredited

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12383
Other ID	
Depth m	2.30
Lab ID	ES36
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
Inorganic Suite - Solid					
Phenol, monohydric	TP193	N	0.7	mg/kg	< 0.7
TPHCWG/VPHCWG - Solid					
TPH (Aliphatics C5-C6)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C6-C8)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C8-C10)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C21-C35)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C35-C40)	TP126	N	1	mg/kg	< 1
TPH (Aromatics C6-C7)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C7-C8)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C8-C10)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C21-C35)	TP126	U	1	mg/kg	21
TPH (Aromatics C35-C40)	TP126	N	1	mg/kg	< 1
PAHs - Solid					
Acenaphthene	TP045	M	0.05	mg/kg	< 0.05
Acenaphthylene	TP045	M	0.1	mg/kg	< 0.10
Anthracene	TP045	M	0.1	mg/kg	< 0.10

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12383
Other ID	
Depth m	2.30
Lab ID	ES36
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
Benzo(a)anthracene	TP045	M	0.05	mg/kg	< 0.05
Benzo(a)pyrene	TP045	M	0.05	mg/kg	< 0.05
Benzo(b)fluoranthene	TP045	M	0.1	mg/kg	< 0.10
Benzo(ghi)perylene	TP045	M	0.05	mg/kg	< 0.05
Benzo(k)fluoranthene	TP045	M	0.1	mg/kg	< 0.10
Chrysene	TP045	M	0.1	mg/kg	< 0.10
Dibenzo(ah)anthracene	TP045	M	0.1	mg/kg	< 0.10
Fluoranthene	TP045	M	0.1	mg/kg	< 0.10
Fluorene	TP045	M	0.05	mg/kg	< 0.05
Indeno(123-cd)pyrene	TP045	M	0.1	mg/kg	< 0.10
Naphthalene	TP045	M	0.05	mg/kg	< 0.05
Phenanthrene	TP045	M	0.1	mg/kg	< 0.10
Pyrene	TP045	M	0.1	mg/kg	< 0.10
Total PAHs (USEPA 16)	TP045	M	1.3	mg/kg	< 1.3
VOCs - Solid					
1,1,1,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,1-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1,2,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,2-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethene	TP154	M	5	µg/kg	< 5
1,1-Dichloropropene	TP154	M	5	µg/kg	< 5
1,2,3-Trichloropropane	TP154	U	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12383
Other ID	
Depth m	2.30
Lab ID	ES36
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
1,2,4-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,2-Dibromoethane	TP154	U	5	µg/kg	< 5
1,2-Dichlorobenzene	TP154	M	5	µg/kg	< 5
1,2-Dichloroethane	TP154	M	5	µg/kg	< 5
1,2-Dichloropropane	TP154	M	5	µg/kg	< 5
1,3,5-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,3-Dichlorobenzene	TP154	U	5	µg/kg	< 5
1,3-Dichloropropane	TP154	M	5	µg/kg	< 5
1,4-Dichlorobenzene	TP154	U	5	µg/kg	< 5
2,2-Dichloropropane	TP154	M	5	µg/kg	< 5
2-Chlorotoluene	TP154	U	5	µg/kg	< 5
4-Chlorotoluene	TP154	M	5	µg/kg	< 5
4-Isopropyltoluene	TP154	N	5	µg/kg	< 5
Bromobenzene	TP154	U	5	µg/kg	< 5
Bromochloromethane	TP154	U	5	µg/kg	< 5
Bromodichloromethane	TP154	M	5	µg/kg	< 5
Bromomethane	TP154	U	5	µg/kg	< 5
Chlorobenzene	TP154	M	5	µg/kg	< 5
Chloroethane	TP154	M	5	µg/kg	< 5
Chloroform	TP154	M	5	µg/kg	< 5
Chloromethane	TP154	M	5	µg/kg	< 5
Choroethene	TP154	M	5	µg/kg	< 5
cis-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12383
Other ID	
Depth m	2.30
Lab ID	ES36
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
cis-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Dibromochloromethane	TP154	M	5	µg/kg	< 5
Dibromomethane	TP154	M	5	µg/kg	< 5
Dichlorodifluoromethane	TP154	U	5	µg/kg	< 5
Dichloromethane	TP154	U	50	µg/kg	< 50
Isopropylbenzene	TP154	U	5	µg/kg	< 5
n-Butylbenzene	TP154	N	5	µg/kg	< 5
n-Propylbenzene	TP154	U	5	µg/kg	< 5
sec-Butylbenzene	TP154	N	5	µg/kg	< 5
Styrene	TP154	U	5	µg/kg	< 5
tert-Butylbenzene	TP154	U	5	µg/kg	< 5
Tetrachloroethene	TP154	U	5	µg/kg	< 5
Tetrachloromethane	TP154	M	5	µg/kg	< 5
trans-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5
trans-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Tribromomethane	TP154	U	5	µg/kg	< 5
Trichloroethene	TP154	M	5	µg/kg	< 5
Trichlorofluoromethane	TP154	M	5	µg/kg	< 5
VOCs (BTEX) - Solid					
Benzene	TP154	M	5	µg/kg	< 5
Ethyl benzene	TP154	M	5	µg/kg	< 5
m/p-Xylene	TP154	M	10	µg/kg	< 10
Methyl tert-butyl ether (MTBE)	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12383
Other ID	
Depth m	2.30
Lab ID	ES36
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
o-Xylene	TP154	M	5	µg/kg	< 5
Toluene	TP154	M	5	µg/kg	< 5

Key

U - Results are ISO 17025 accredited

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12384
Other ID	
Depth m	0.60
Lab ID	ES38
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
Inorganic Suite - Solid					
Phenol, monohydric	TP193	N	0.7	mg/kg	< 0.7
TPHCWG/VPHCWG - Solid					
TPH (Aliphatics C5-C6)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C6-C8)	TP154	M	10	µg/kg	< 10
TPH (Aliphatics C8-C10)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C21-C35)	TP126	U	1	mg/kg	< 1
TPH (Aliphatics C35-C40)	TP126	N	1	mg/kg	< 1
TPH (Aromatics C6-C7)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C7-C8)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C8-C10)	TP154	M	10	µg/kg	< 10
TPH (Aromatics C10-C12)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C12-C16)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C16-C21)	TP126	U	1	mg/kg	< 1
TPH (Aromatics C21-C35)	TP126	U	1	mg/kg	26
TPH (Aromatics C35-C40)	TP126	N	1	mg/kg	< 1
PAHs - Solid					
Acenaphthene	TP045	M	0.05	mg/kg	< 0.05
Acenaphthylene	TP045	M	0.1	mg/kg	< 0.10
Anthracene	TP045	M	0.1	mg/kg	< 0.10

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12384
Other ID	
Depth m	0.60
Lab ID	ES38
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
Benzo(a)anthracene	TP045	M	0.05	mg/kg	0.78
Benzo(a)pyrene	TP045	M	0.05	mg/kg	0.54
Benzo(b)fluoranthene	TP045	M	0.1	mg/kg	0.63
Benzo(ghi)perylene	TP045	M	0.05	mg/kg	0.27
Benzo(k)fluoranthene	TP045	M	0.1	mg/kg	0.43
Chrysene	TP045	M	0.1	mg/kg	0.80
Dibenzo(ah)anthracene	TP045	M	0.1	mg/kg	< 0.10
Fluoranthene	TP045	M	0.1	mg/kg	1.24
Fluorene	TP045	M	0.05	mg/kg	< 0.05
Indeno(123-cd)pyrene	TP045	M	0.1	mg/kg	0.26
Naphthalene	TP045	M	0.05	mg/kg	< 0.05
Phenanthrene	TP045	M	0.1	mg/kg	< 0.10
Pyrene	TP045	M	0.1	mg/kg	1.07
Total PAHs (USEPA 16)	TP045	M	1.3	mg/kg	5.1
VOCs - Solid					
1,1,1,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,1-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1,2,2-Tetrachloroethane	TP154	M	5	µg/kg	< 5
1,1,2-Trichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethane	TP154	M	5	µg/kg	< 5
1,1-Dichloroethene	TP154	M	5	µg/kg	< 5
1,1-Dichloropropene	TP154	M	5	µg/kg	< 5
1,2,3-Trichloropropane	TP154	U	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12384
Other ID	
Depth m	0.60
Lab ID	ES38
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
1,2,4-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,2-Dibromoethane	TP154	U	5	µg/kg	< 5
1,2-Dichlorobenzene	TP154	M	5	µg/kg	< 5
1,2-Dichloroethane	TP154	M	5	µg/kg	< 5
1,2-Dichloropropane	TP154	M	5	µg/kg	< 5
1,3,5-Trimethylbenzene	TP154	N	5	µg/kg	< 5
1,3-Dichlorobenzene	TP154	U	5	µg/kg	< 5
1,3-Dichloropropane	TP154	M	5	µg/kg	< 5
1,4-Dichlorobenzene	TP154	U	5	µg/kg	< 5
2,2-Dichloropropane	TP154	M	5	µg/kg	< 5
2-Chlorotoluene	TP154	U	5	µg/kg	< 5
4-Chlorotoluene	TP154	M	5	µg/kg	< 5
4-Isopropyltoluene	TP154	N	5	µg/kg	< 5
Bromobenzene	TP154	U	5	µg/kg	< 5
Bromochloromethane	TP154	U	5	µg/kg	< 5
Bromodichloromethane	TP154	M	5	µg/kg	< 5
Bromomethane	TP154	U	5	µg/kg	< 5
Chlorobenzene	TP154	M	5	µg/kg	< 5
Chloroethane	TP154	M	5	µg/kg	< 5
Chloroform	TP154	M	5	µg/kg	< 5
Chloromethane	TP154	M	5	µg/kg	< 5
Choroethene	TP154	M	5	µg/kg	< 5
cis-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12384
Other ID	
Depth m	0.60
Lab ID	ES38
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
cis-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Dibromochloromethane	TP154	M	5	µg/kg	< 5
Dibromomethane	TP154	M	5	µg/kg	< 5
Dichlorodifluoromethane	TP154	U	5	µg/kg	< 5
Dichloromethane	TP154	U	50	µg/kg	< 50
Isopropylbenzene	TP154	U	5	µg/kg	< 5
n-Butylbenzene	TP154	N	5	µg/kg	< 5
n-Propylbenzene	TP154	U	5	µg/kg	< 5
sec-Butylbenzene	TP154	N	5	µg/kg	< 5
Styrene	TP154	U	5	µg/kg	< 5
tert-Butylbenzene	TP154	U	5	µg/kg	< 5
Tetrachloroethene	TP154	U	5	µg/kg	< 5
Tetrachloromethane	TP154	M	5	µg/kg	< 5
trans-1,2-Dichloroethene	TP154	M	5	µg/kg	< 5
trans-1,3-Dichloropropene	TP154	M	5	µg/kg	< 5
Tribromomethane	TP154	U	5	µg/kg	< 5
Trichloroethene	TP154	M	5	µg/kg	< 5
Trichlorofluoromethane	TP154	M	5	µg/kg	< 5
VOCs (BTEX) - Solid					
Benzene	TP154	M	5	µg/kg	< 5
Ethyl benzene	TP154	M	5	µg/kg	< 5
m/p-Xylene	TP154	M	10	µg/kg	< 10
Methyl tert-butyl ether (MTBE)	TP154	M	5	µg/kg	< 5

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-02381

Client Reference/Site: 45-49 Station Road

Sample ID	12384
Other ID	
Depth m	0.60
Lab ID	ES38
Sample Type	SOIL
Sample Date	05/07/2023

Test	Method	Acc	LOD	Units	
o-Xylene	TP154	M	5	µg/kg	< 5
Toluene	TP154	M	5	µg/kg	< 5

Key

U - Results are ISO 17025 accredited

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

SAMPLE DESCRIPTION AND PREPARATION DATA

Report Number: 23-02381
Client Reference / Site: 45-49 Station Road

Sample ID	Other ID	Depth (m)	Lab ID	Sample Date	Temperature on receipt (°C)	Primary (in uppercase) and Secondary Matrix	% Loss at 30°C	% Retained 2mm
12375		2.00	ES25	05/07/2023	19.7	SAND with Fine to Medium Gravel	9.02	< 0.01
12376		2.50	ES32	05/07/2023		Clayey SAND with Fine to Medium Gravel	9.64	3.25
12377		2.20	ES28	05/07/2023		Sandy CLAY with Fine to Medium Gravel	15.0	< 0.01
12378		1.60	ES29	05/07/2023		SAND with Fine to Medium Gravel	7.04	24.9
12379		1.70	ES24	05/07/2023		SAND with Fine to Medium Gravel	6.90	< 0.01
12380		1.90	ES30	05/07/2023		SAND with Fine to Medium Gravel	9.27	< 0.01
12381		2.20	ES31	05/07/2023		SAND with Fine to Medium Gravel	8.59	< 0.01
12382		2.10	ES26	05/07/2023		SAND with Fine to Medium Gravel	13.1	< 0.01
12383		2.30	ES36	05/07/2023		Clayey SAND with Fine to Medium Gravel	11.5	32.8
12384		0.60	ES38	05/07/2023		Clayey SAND with Fine to Medium Gravel	18.8	14.4
12385		1.90	ES35	05/07/2023				

Notes
Terra Tek are accredited for clay, sand and loam matrix types only, where they constitute the major component of the sample. Other coarse granular materials such as gravel, are not accredited where they comprise the major constituent of the sample (listed as primary matrix above).Results are expressed on a dry-weight basis (samples dried at <30°C) except where stated within the test report. Samples for asbestos testing are dried at 85°C. With the exception of samples analysed for asbestos, the laboratory removes any material greater than 2mm prior to analysis. The quantity and nature of the material is shown as the secondary matrix type above.

DEVIATING SAMPLES

Report Number: 23-02381
Client Reference/Site: 45-49 Station Road

Sample ID	Other ID	Depth (m)	Lab ID	Sample Type	Sample Date	Container Type	DEVIATING CONDITIONS						
							Sampling date not provided	Incorrect sampling container	Exceeds maximum holding time for indicated test	Presence of headspace in vial	Poorly fitting cap or lid	Damaged container	Preservatives used
12375		2.00	ES25	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12376		2.50	ES32	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12377		2.20	ES28	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12378		1.60	ES29	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12379		1.70	ES24	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12380		1.90	ES30	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12381		2.20	ES31	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12382		2.10	ES26	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12383		2.30	ES36	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12384		0.60	ES38	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No
12385		1.90	ES35	Solid	05/07/2023	60mL Glass Vial, 60mL Glass Vial							No

Presence of ✓ means that the respective sample has met the deviating condition and therefore results for a sample that has been classified as deviating, so may be compromised.

SUMMARY OF METHODS USED

Report Number: 23-02381
Client Reference/Site: 45-49 Station Road

Method Code	Method Title	Reference	MCERTS Accredited	UKAS Accredited	Wet/dry sample tested
TP067	Petroleum hydrocarbons (C8 - C40) in soil	TNRCC Method 1005: 2001 (modified)	Yes	Yes	WET
TP045	Polyaromatic hydrocarbons in soil	GACHAMJA A.M. Chromatography and Analysis: 1992 9-11 (modified)	Yes	Yes	WET
GP001	Preservation & Preparation of Soil	BS1377, Part 3, 1990: Soils for Civil Engineering Purposes.	Yes	Yes	~
TP193	Skalar Analysis of Soil		No	No	DRY
TP126	TPHCWG in soil (C8 - C40)	TNRCC Method 1006 (modified)	No	Yes	WET
TP154	Volatiles in soil by headspace	USEPA Method 5021. Wisconsin DNR modified GRO method	Selected	Yes	WET

APPENDIX 3 – PLANNING DECISION NOTICE

Environment Directorate / Development Management
Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120

LONDON BOROUGH OF RICHMOND UPON THAMES

Ms Lucy Arrowsmith
Clive Chapman Architects
4 Eel Pie Island
Twickenham
TW1 3DY

Letter Printed 23 April 2018

FOR DECISION DATED
23 April 2018

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: **15/4581/FUL**
Your ref: 45-49 Station Road, Hampton
Our ref: DC/SGS/15/4581/FUL/FUL
Applicant:
Agent: Ms Lucy Arrowsmith

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **30 October 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

45 - 49 Station Road Hampton TW12 2BT

for

Demolition of all site buildings and redevelopment of the site for a mixed use development comprising a new car showroom with associated workshops (sui generis), office accommodation (Use Class B1a) and six three-bedrooom residential dwellings (Use Class C3).

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 15/4581/FUL

APPLICANT NAME

45-49 Station Road
Hampton
TW12 2BU

AGENT NAME

Ms Lucy Arrowsmith
4 Eel Pie Island
Twickenham
TW1 3DY

SITE

45 - 49 Station Road Hampton TW12 2BT

PROPOSAL

Demolition of all site buildings and redevelopment of the site for a mixed use development comprising a new car showroom with associated workshops (sui generis), office accommodation (Use Class B1a) and six three-bedrooom residential dwellings (Use Class C3).

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS	
U41765	Approved Drawing Nos
BD12	Details - Materials to be approved
U41766	Boundary Fencing
DV18A	Refuse arrangements
DV29F	Potentially Contaminated Sites
DV30	Refuse storage
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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U41765 Approved Drawing Nos

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.
14176LS dated October 2014,
SRH 26A, 27, 28, 29, 30 and 31 dated 21/08/2015,
TPP-SR A dated September 2015,
SRH 01A dated 28/10/2015,
SRH 19A dated 04/04/2016,
SRH 13B dated 02/08/2016,
SRH 32D dated 16/11/2016,
Structural Basement Impact Assessment, Daylight Assessment October 2015, Tree Protection Management Plan, Treet Root Asssessment, Energy Report, Sustainable Construction Checklist, Sustainability and Energy Statement, Design and Access Statement, Geo-Enviromental Desk Study and Preliminary Archaeological Desk Based Assessment

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U41766 Boundary Fencing

None of the buildings hereby approved shall be occupied until a suitable means of enclosure has been erected along the boundary/ies of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority.
REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

DV18ARefuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
REASON: To safeguard the appearance of the property and the amenities of the area.

DV29F Potentially Contaminated Sites

1. No development shall take place until:
a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority
b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority
Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.
2. None of the dwellings/buildings hereby approved shall be occupied until:
a) the remediation works approved as part of the remediation strategy 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 in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.
b) a 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.
REASON: To protect future users of the site and the environment.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.
REASON: To safeguard the appearance of the property and the amenities of the area.

DV37AParking-Private vehicles-Dwelling~

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) the shall not be altered or used for any purpose other than for the garaging or parking of private motor vehicles used by occupiers or visitors to the premises.
REASON: To ensure retention of satisfactory parking provision.

DV42 Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).
Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

DV43BParking Permits Restriction - GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

DV50 Energy Reduction

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).
Reason: In the interests of energy conservation in accordance with Policy DMSD1 of the Development Management Plan (2011).

DV51 Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.
Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

DV52 Building Regulation M4(2)

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).
Reason: In the interest of inclusive access in accordance with Policy CP14 to ensure homes to meet diverse and changing needs.

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works ave been submitted to and approved in writing by the local planning authority These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

LT10 Landscape Maintenance-Small Schemes

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years from the date of completion of the landscaping scheme has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and shall be implemented as approved from the date of completion of the landscaping scheme as part of the development

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

U41767 Parking/loading/turning ~~

No building/dwelling/part of the development shall be occupied until the 28 parking spaces indicated on Drawing No. SRH 32D has been constructed to the satisfaction of the Local Planning Authority and shall at no time be used other than by occupiers/callers to the premises and for no other purpose.
REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.
REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

GD02A Restriction-Alterations/extn

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.
REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

GD10A Restrict outbuilds-Appear/amenity

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.
REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

ST03A Highway sight lines - Pedestrian

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), no wall, fence, hedge or other obstruction to visibility within any part of the areas defined hereunder which is under the control of applicant shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority: one area on each side of the proposed access, defined by:
i. The highway boundary.
ii. The edge of the proposed vehicular access.
iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.
REASON: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians in the vicinity of the access.

U41768 Submitted Arboricultural Details

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details (Arboricultural Assessment and Protection Method Statement - 45-49 Station

Road, Hampton, TW12 2BU, prepared by ACS Consulting Ltd, dated Sept 2015), unless otherwise previously agreed in writing with the local planning authority.
REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

U41769 Glazing to Car Showroom

The proposed glazing on the front elevation of the car showroom shall not be openable in a manner which would allow vehicular access.
REASON: In the interests of pedestrian and vehicular safety.

U41770 Soft and Hard Landscaping

A) Prior to schemes completion and any property occupation, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. No development shall take place until full details of both hard and soft landscaping, including details of landscape structures have been submitted to and approved in writing by the local planning authority These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.
B) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
C) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, location, planting methodology, proposed time of planting and anticipated routine maintenance of all planting. Any proposed planting should be undertaken in accordance with appropriate British Standards.
D) All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with: British Standard 5837:2012 Trees in relation to design, demolition and construction -Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. There will also be a requirement which must acknowledge and accept the party responsible for the maintenance and replacement of any tree planted under the scheme that is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) within the period of 5 years from the date planting completed.
E) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development
REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U41771 Crossover

Details of the changes to the vehicular crossover to the site shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation and retained in situ thereafter.
REASON:: In the interests of pedestrian and vehicular safety.

U41772 Porous Hardsurfacing

All new hardsurfacing shall be of a porous or permeable material and be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable construction and to avoid excessive surface water run-off.

U41773 Solar PV Panels

Prior to the occupation of the dwellings hereby approved, solar panels shall be installed to each property in accordance with the approved energy statement and in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to installation. The solar panels shall remain in situ thereafter. The details of the panels to be submitted shall include the design, technical specification and external finishes thereof.
REASON: To accord with the Council's carbon reduction targets.

U41774 EVCP

Details of the electric vehicle charging points for the off street parking shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation and retained in situ thereafter.
Reason: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U41775 Parking Allocation

Details of how the proposed parking spaces are allocated shall be submitted to and approved in writing by the local planning authority and this allocation shall be implemented unless otherwise approved in writing.
REASON: To ensure the proposal meets the Parking Standards of the Council.

U41776 CMS for Noise/Vibration

No development shall take place until a Construction Method Statement (CMS)) for the ground works, demolition and construction phases of the development site to which the application refers, has been submitted to and approved in writing by the Local Planning Authority. Details shall include control measures for noise and vibration, including working hours, best practice and (noise and vibration levels). Approved details shall be implemented throughout the construction/demolition period. The CMS shall follow the Best Practice detailed within BS5288: 2009 Code of
Practice for noise and Vibration Control on construction and open sites. The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;
The CMS shall include the following:
1. Baseline Noise Assessment - undertaken for a least 24-72hours under representative conditions.
2. Noise Predictions and Significance Effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment (including proposed significance threshold limits) of the significance effect must be included (Annex E BS5288 2009 Part 1).
3. Piling- Where piling forms part of the construction process, a low vibration method must be utilised wherever possible and apply the good practice guidelines detailed in (Annex B BS5288 2009 Part 2).
4. Vibration Monitoring - All Piling activities undertaken near sensitive receptors must include continuous vibration monitoring and must include audible and visual alarms.
5. Proposed Noise & Vibration Mitigation Measures - see BS5288 part 1 &2
6. Proposed Noise Monitoring - Permanent/ Periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.
7. Communication with residents, including organisational control, communication methods and auditing.
REASON: To protect neighbouring amenity

U41777 BREEAM Commercial

The commercial building hereby approved shall achieve BREEAM Rating 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme). REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U41778 Sustainable Drainage

None of the dwellings hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
ii) Include a timetable for its implementation; and
iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
REASON: To ensure satisfactory and sustainable drainage within the site.

U41779 No Sleeping Accommodation

The basements hereby permitted shall not be used as sleeping accommodation.
REASON: The floor space is not suitable for use as a bedroom

U41780 Green Roofs

Prior to the occupation of the buildings hereby approved green roofs shall be installed on the roofs of the semi-detached houses and commercial building in accordance with details and a specification to be submitted to and approved in writing by the Local Planning Authority. The green roofs shall thereafter be retained in accordance with a maintenance schedule to be submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure the biodiversity benefits and ecological benefits of the development are delivered and maintained and to comply with Policy DM DS 5.

U41781 Use of Roofs Restricted

The roofs of the buildings hereby approved shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building. REASON: To safeguard the amenities of the adjoining premises and the area generally.

U41782 Structural Impact Assessment

The development hereby permitted shall not be carried out except in accordance with the measures set out in a basement impact assessment report to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the basement, including works of demolition and excavation. Should, during the course of construction and through monitoring, an occurrence be identified regarding structural, foundation or ground movement to neighbouring properties, the applicant shall immediately notify the Local Planning Authority to enable the relevant department within the Council to be notified.
REASON: To safeguard the structural integrity of the building and neighbouring buildings and maintain the character and appearance of the locality.

U41783 Archaeology

No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted by the applicant and approved in writing by the Local Planning Authority. No development shall be carried out until such a report has been approved [unless otherwise agreed in writing by the Local Planning Authority].

REASON: To safeguard any archaeological interests at the site.

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

DETAILED INFORMATIVES

U18443 Soil contamination

The applicant is advised that the Geo-Environmental Desk Study submitted with this application is sufficient to discharge Part 1a of condition DV29F.

IL24 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U18444 Composite Informative

Reason for granting:
The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:
Where relevant, the following have been taken into account in the consideration of this proposal:-
London Plan Policies: 3..3; 3.4; 3.5; 3.8; 3.10; 3.11; 3.12; 3,13; 4.2; 4.3; 5.1; 5.2; 5.3; 5.11; 5.21; 6.3; 6.9; 6.13; 7.4; 7.6 and 7.8
London Borough of Richmond-upon-Thames Core Strategy (2009): CP 1; CP 2; CP 5; CP 7; CP 8; CP 14; CP 15; CP 16; and; CP 19
London Borough of Richmond-upon-Thames Development Management Plan (2011): DM SD 1, DM SD 2, DM SD 5; DM TC 2; DM HD 1; DM HD 2; DM HD 3; DM HD 4; DM

HO2; DM HO 3; DM HO 4; DM HO 6; DM EM 1; DM EM 2; DM TP 1; DM TP 2; DM TP 7; DM TP 8; DM DC 1, DM DC 2; DM DC 4; DM DC 5; DM DC 6
The Publication Version Local Plan 2016: LP 1; LP 2; LP 3; LP 4; LP 7; LP 8; LP 10; LP 11; LP 16; LP 17; LP 20; LP 22; LP 25; LP 34; LP 35; LP 36; LP 39; LP 40; LP 41; LP 45
London Borough of Richmond-upon-Thames Supplementary Planning Documents: Affordable Housing; Sustainable Construction Checklist; Design Quality; Residential Development Standards; Small and Medium Housing Sites; Front garden and other off street parking standards. Adopted Mayor of London Housing Supplementary Planning Guidance (March 2016) and adopted Affordable Housing and Viability Supplementary Planning Guidance (August 2017)

Building Regulations:
The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).
If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:
Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:
The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm
Saturdays 8am to 1pm
Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

IL29 Construction Management Statement

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

IE06 Details of piling-EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;
* Hydraulic Piling
* Auger Piling
* Diaphragm Walling

IL25C NPPF APPROVAL - Para. 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:
o Providing a formal pre-application service
o Providing written policies and guidance, all of which is available to view on the Council's website
o Where appropriate, negotiating amendments to secure a positive decision
o Determining applications in a timely manner.

In this instance:
o The application was acceptable as submitted, and approved without delay.
o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.
o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 15/4581/FUL

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