

LILACS LAND CONSULTANTS LLP

Contaminated Land Survey for Hilltop Yard, Twyford

Planning Application F/2014/12

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14

Contents

Summary.....	2
1. Introduction.....	2
2. Desk Top Study.....	2
3. Site Investigation.....	2
3.1 Building Inspection	3
3.2 Trial Holes.....	3
4. Conclusion.....	3

Summary

Planning Application F/2014/1256

Proposal: proposed change of use from existing workshop (Use class B1c) to a single detached dwelling (Use class C3) with ground floor extension and creation of first floor access and parking

Address: Hilltop Yard, Crest Close, Ruscombe, Reading

1. Introduction

The information below was requested by The Environment agency as part of the approval of the planning application. Its aim was to ascertain if the site contain any contaminated waste, which would either be exposed or subsequently arise due to development

2. Desk Top Study

The site is located within the urban development of Twyford. It measures approximately 172m². I also undertook a thorough site examination and desktop survey as part of the Phase 1 habitat survey

Past records show the site has been used for the storage of inert builder's materials (bricks/ tiles etc.) and light carpentry production (manufacturing window frames etc.) in the existing workshops.

3. Site Investigation

A site visit was carried out on the 10th July 2014

3.1 Building and Site Inspection

The floors in the buildings are of a sealed surface and any contaminate would be contained. The area between and surrounding the buildings are also of a sealed surface. Foul drainage is connected to the mains and on initial investigation it appears so is the storm water drainage.

Although vehicle maintenance was permitted under the planning consent there is no evidence that it has been undertaken on site. There is also no evidence of any fuel or chemical storage

3.2 Trial Holes

Three trial holes of one meter depth were dug at various locations around the site. They showed no evidence of disturbed ground to the yard area. No industrial waste which was either inert or contaminated was found.

4. Conclusion

Subject to Environmental agency approval I consider the site to be free of any contamination. A site Risk and Method statement will be undertake prior to starting work. Further assistance in the event of discovering any form of contamination will be sought during development work.