

REMEDIATION & DISCOVERY STRATEGY

37–39 WEST ROAD, TOTTENHAM

1. Introduction

This Remediation and Discovery Strategy has been prepared in accordance with Condition **C4 – Land Contamination Verification Report**.

The purpose of this document is to set out the approach to managing any contamination risks identified by the completed Site Investigation and to define the method by which remediation (where required) and verification will be undertaken.

This strategy confirms:

- The remediation measures to be implemented (where necessary)
- The procedure for managing any unexpected contamination
- The requirement for a Verification Report
- The nomination of a Competent Person
- Compliance with Condition C4

2. Site Investigation Summary

The Site Investigation identified:

- Made Ground across the site
- Shallow groundwater
- Localised hydrocarbon impacts in groundwater and granular deposits
- Ground gas conditions classified as Characteristic Situation 3 (CS3)

The principal risk pathways relate to:

- Ground gas and vapour migration
- Localised hydrocarbon contamination
- Potential exposure during construction

No significant widespread soil contamination risks to human health have been identified.

3. Strategy Overview

In accordance with Condition C4:

- Development (excluding investigative works) may commence.
- Where remediation is required, it shall be completed in accordance with this approved strategy.
- A Verification Report shall be submitted and approved prior to occupation.

- No part of the development shall be occupied until written approval of the Verification Report has been received.

No additional pre-development intrusive investigation is proposed, as the existing investigation provides sufficient characterisation of site conditions and the remediation measures are designed on a precautionary basis.

4. Remediation Measures (Where Required)

Remediation will be undertaken if contamination is encountered during works.

4.1. Ground Gas Protection

Given the CS3 classification, the development will incorporate ground gas protection measures in accordance with BS8485, which may include:

- Gas-resistant membrane beneath ground-bearing slabs
- Ventilated sub-floor layer (passive system)
- Sealed service penetrations
- Appropriate gas protection detailing at interfaces

Final specification to be confirmed at detailed design stage.

4.2. Vapour Protection

Due to identified hydrocarbon-related vapour risks:

- Installation of a hydrocarbon-resistant membrane
- Sealing of service entries
- Protection measures integrated into building design

4.3. Hydrocarbon Contamination Management

During demolition and groundworks:

- A watching brief will undertaken.
- Any visually contaminated soils will be removed
- Any free-phase hydrocarbons encountered will be removed
- Contaminated groundwater (if encountered during excavation) will be appropriately managed

Remediation will be undertaken on a targeted basis where contamination is encountered.

4.4. Materials Management

- Excavated materials will be classified and segregated
- Suitable materials may be reused on site subject to validation
- Unsuitable materials will be removed to licensed facilities
- Waste management will follow appropriate regulatory requirements

4.5. Monitoring and Maintenance

Following installation of gas/vapour protection systems:

- Gas membranes will be inspected and integrity tested
- Installation records will be retained
- The system will be protected during construction to prevent damage

- Any penetrations or alterations will be repaired in accordance with manufacturer guidance

Where required, post-completion monitoring will be undertaken in accordance with the approved scheme.

5. Competent Person

A suitably qualified and experienced geo-environmental consultant will be nominated as the **Competent Person** to:

- Oversee implementation of remediation works
- Supervise groundworks where required
- Undertake validation inspections
- Prepare the Verification Report
- Confirm compliance with approved measures

6. Verification Report (Condition C4 Compliance)

Prior to occupation or bringing the development into use, a Verification Report will be submitted to and approved in writing by the Local Planning Authority.

The report will:

- All remediation (where required) has been completed in accordance with this approved strategy.
- Ground gas protection measures have been installed correctly.
- Vapour protection measures (where required) have been installed correctly.
- Any contaminated soils encountered have been appropriately managed.
- Waste disposal documentation is provided.
- Photographic evidence of key stages of works is included.
- Any required validation testing (e.g. membrane integrity testing) has been completed.
- No unacceptable residual risks remain.

No part of the development shall be occupied until the Verification Report has been approved.

7. Unexpected Contamination Procedure

If contamination not previously identified is encountered during construction:

1. Works in the affected area will cease
2. The contamination will be assessed by the Competent Person
3. A method statement will be prepared including:
 - Risk assessment
 - Proposed remediation measures
 - Programme of works
4. Remediation shall be carried out as approved.
5. All findings and remediation details shall be incorporated into the final Verification Report.

If no unexpected contamination is encountered, a letter confirming this will be submitted prior to occupation.

8. Monitoring and Maintenance

Where gas/vapour protection systems are installed:

- Systems will be inspected during construction.
 - Integrity testing will be undertaken where appropriate.
 - Protection measures will be maintained in accordance with manufacturer guidance.
 - Any future alterations affecting protective systems will require appropriate reinstatement.
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9. Compliance Statement

This strategy:

- Satisfies Condition C4.
 - Defines remediation measures where required.
 - Establishes the unexpected contamination procedure.
 - Nominates a Competent Person.
 - Provides for submission and approval of a Verification Report prior to occupation.
 - Ensures risks are managed in accordance with a risk-based framework.
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10. Conclusion

The site can be safely redeveloped for its proposed use subject to:

- Implementation of ground gas and vapour protection measures.
- Targeted remediation if contamination is encountered.
- Supervision by a Competent Person.
- Submission and approval of a Verification Report prior to occupation.
- Compliance with the Unexpected Contamination protocol

This strategy provides a proportionate and compliant approach to satisfying Condition C4. No additional pre-development intrusive investigation is considered necessary, as risks are adequately characterised and can be effectively managed through the above remediation and validation measures.