

Summary Response to Landscape Architect Comments received 11th January, 2023

1. We require clarity on the material used for the fill material on the proposed bunds. The proposed bund sections drawing no. 21048-BGL-XX-XX-DR-C-00311 states suitably selected site arising fill material which is too ambiguous to be able to discharge the condition. For clarity landfill material will not be deemed acceptable for the infill materials on the bunds.

Response: Detail of the approach to materials management was included within the Remediation Options Appraisal & Verification Strategy Report (Delta Simons, November 2021) that supported the outline planning application for the site. This clarified that only suitable material that is deemed appropriate under the CL:AIRE Code of Practice for re-use of materials, will be used to create the bunds. This material will comprise the reworked natural site wide re-engineered cover systems on top of the landfill material. Excavated landfill waste will not be used to form the bunds, this is to be managed off-Site as waste. The relevant part of this document has been extracted below for ease of reference.

5.7 Materials Management

5.7.1 Materials Management for Earthworks

The redevelopment will include earthworks which will require the excavation and placement of Made Ground / soils which contain contamination, albeit the concentrations within these soils are not considered to preclude them from re-use. No further testing of the soils on site is considered to be required.

The earthworks will therefore need to be undertaken under a Materials Management Plan (MMP) in accordance with the CL:AIRE Code of Practice to facilitate the reuse of these materials. The Contractor shall be responsible for the preparation of a MMP and obtaining appropriate sign off from a Qualified Person prior to the commencement of earthworks.

Consideration will need to be given to the storage of material during the earthworks. It is anticipated topsoil, re-engineered capping material and landfill waste will be excavated as part of the cut and fill programme.

The topsoil is likely to be reused as part of the clean cover system and for general fill. The re-engineered cover material is likely to be used within the cut and fill programme. Any landfill waste that is excavated as part of the works will be removed from the Site.

As such, careful management will be required to ensure the material is suitably segregated and stored for its intended purpose. Whilst it is anticipated the landfill waste will be transported off-Site following excavation, the potential for temporary short-term storage should be considered. If the landfill waste is stockpiled for a brief time before off-Site transportation, it will need to be effectively managed. This will include segregation and prevention of cross contamination. For example, placement on a non-permeable surface to prevent cross contamination with the ground and covering of the stockpile with non-permeable sheeting to prevent any contaminated runoff.

Additionally, testing may be required to ensure any material movement is in line with the requirements of the MMP. Throughout the works, conformity with the MMP should be continually assessed to ensure it is being complied with accordingly.

(Extract from Remediation Options Appraisal & Verification Strategy Report -Delta Simons, November 2021)

2. We require clarity on the depth of soil on the capping layer of the bunds to ensure that sufficient adequate growing medium is provided to support the soft landscaping which is key to screening the site.

Response: The agreed Remediation Strategy for the development clarifies that a minimum of 600 mm of clean soil cover will be provided. To provide an appropriate growing medium for trees and landscape on the bunds, it is confirmed that these will accommodate 450 mm topsoil cover, which was recommended by the project landscape architect. An additional plan has been prepared. Please see drawing 8884-LDA-ZZ-XX-DR-L-40001 - Topsoil Spreading Plan for Bunds.