



GAS HOLDER DEMOLITION ACTIVITIES AND SITE GROUND CONDITIONS

The proposed gas holder demolition works will involve the dismantling of the [above ground steel tank(s)] and supporting steel structures of the gas holder(s). The remaining below ground [concrete] [brick] tank will be “de-sludged” then backfilled with material that is considered to be suitable for use to ensure that the site is restored to a level surface that will not give rise to harm.

From our experience of similar demolition projects we do not anticipate that these works will necessitate any significant excavations. Therefore, the proposed works are not anticipated to encounter potentially contaminated material or impact upon the ground conditions at the site.

Method statements and environmental risk assessments, supported by emergency response plans will be provided in support of the demolition planning application to ensure that ground conditions or other nearby sensitive receptors are not impacted by spills of hazardous materials used and encountered during the course of the works.

No change of land use is sought under the application for demolition and following completion of these works, SGN will continue to occupy the site in the manner that it has in previous years, i.e. open storage/commercial land use.

Any future change in land use or redevelopment of the site will result in the submission of the appropriate planning application. At this time we will undertake works to demonstrate that the site is suitable for its proposed land use in accordance with the National Planning Policy Framework.

Included with the planning application is a historic site investigation of the site that was commissioned by National Grid, from whom we purchased the site in 2004.

This investigation forms part of our current assessment of the condition of land at the site and suggests potential pollutant linkages exist, which need to be investigated and assessed further. We are also aware that there are a number of gaps in our understanding of land contamination at the site.

However, we do not believe that the ground conditions that exist at the site in relation to its current land use will be exacerbated by the works that are proposed through the granting of the demolition planning application.

Having inherited the current site layout, we are restricted from undertaking further site investigation works due to the presence of live operational gas plant and equipment and safety constraints associated with working close to this apparatus.

In the lead up to and following the demolition works, a period of plant rationalisation and relocation will be undertaken as part of our standard operational activities for which we have permitted development rights. The result of such works will enable a comprehensive site investigation strategy to be implemented in accordance with CLR11 and BS10175.

Once the site has been adequately investigated, if necessary we will be in a position to develop and implement a remediation strategy that will ensure that we address any significant pollutant linkages to ensure that the condition of the land is suitable for use. At previous sites where remediation works have been undertaken, we have submitted a separate planning application for works of this nature.