



ENVIRONMENTAL CONSULTING LTD.

Omnia Environmental Consulting Ltd.
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Web: www.omnia-consulting.co.uk

26th November 2015

ref: A10635/151119/L1

John Black
106 Queens Road
Portsmouth
Hampshire
PO2 7NE

By Email john.black@pmcconstruction.co.uk

Dear John,

RE: St Georges Walk, Waterloooville Letter Report

Please find attached OEC Report A10635/151119/L1 detailing the results of the validation works undertaken at the above site.

If you have any questions, please do not hesitate to contact us.

Yours sincerely

For Omnia Environmental Consulting Ltd.

Kate Duggan
Graduate Geo-Environmental Consultant

Dr. Adrian King
Senior Consultant



SUPPLEMENTARY SITE INVESTIGATION REPORT

Site Address	St Georges Walk, Waterloooville, PO7 7TU
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1.0 Background

The site at St Georges Walk has been subject to a Ground Investigation Report, undertaken by Geo-Environmental Services Limited entitled: 'Ground Investigation Report St Georges Walk, Waterloooville, PO7 7TU' (ref: GE10739-GIR-JUN15), and dated June 2015. The report identified elevated concentrations of metals and identified the presence of Asbestos Containing Material (ACM) within near surface soils at the site. The report concluded that given that external areas of the proposed development were largely covered by hard standing that the identified concentrations did not present a significant risk to future site users, except within proposed areas of soft landscaping, where active exposure pathways would remain.

The report concluded that further assessment of near surface soils was required within areas of proposed soft landscaping in order to further investigate the potential presence of ACM within the southern and south western areas of the site.

2.0 Objectives & Terms of Reference

Current guidance set out in CIRIA C733 – "Asbestos in soil and made ground: a guide to understanding and managing risks" recommends that where asbestos is present at privately-owned housing, that a depth of 0.60 – 1.00m of cover may be required in order to provide adequate protection, based upon the requirement for double digging in garden areas.

The objective of the supplementary ground investigation is to investigate the potential presence of Asbestos Containing Material (ACM) within near surface soils in areas of proposed soft landscaping at the above site to determine whether a reduced cover system thickness could be employed at the site.

3.0 Proposed Development

The proposed development will comprise the construction of a block of residential flats. It is understood that the ground floor will comprise commercial space with associated parking and two small areas of soft landscaping located within the southern western corner of the site (Figure 2.0)

A site location map is presented as Figure 1.0 in Attachment 1.

4.0 Scope of works

The scope of works comprised the validation of areas of soft landscaping through the excavation of hand pits to a maximum depth of 1.10m bgl, to retrieve samples from the underlying soils. Soils were then subject to laboratory analysis for asbestos screening and quantification where fibres were identified.

5.0 Site Work and Observations

5.1 Site Works

A Geo-environmental Consultant from Omnia Environmental Consulting completed site works on the 5th November 2015. At the time of the site visits, the site was at post-demolition stage with only concrete hard standing remaining, all demolition rubble having been previously removed off site.

5.2 Ground Conditions Encountered

Three (no.3) hand pits were excavated to a maximum depth of 1.10m bgl within areas of proposed soft landscaping. The intrusive locations are presented on Figure 3.0, and the ground conditions encountered are detailed on the geological logs, presented as Attachment 2, and summarised below:

Made Ground:

Made Ground was encountered within all exploratory locations and comprised a friable, vey dark grey, slightly sandy, gravelly CLAY. The sand component is fine grained with the gravel component comprising subangular to subrounded, fine to coarse flint, brick, glass and ceramic fragments.

Natural Deposits:

Natural deposits were encountered within exploratory locations HP101 and HP102 at depths ranging from 0.10m bgl (HP101) and 0.60m bgl (HP103) with the unit comprising a soft to firm, yellowish brown, slightly sandy, slightly gravelly CLAY. The sand component is fine to medium grained with a gravel component comprising subangular to subrounded, fine to medium chalk and flint.

5.3 Laboratory Analysis

Selected soil samples were submitted to Jones Environmental Laboratory of Deeside under UKAS accreditation for analysis comprising:

- Asbestos Fibres in Soil.

Laboratory results are presented as Attachment 3.

6.0 Risk Assessment

The analytical results have been directly compared to the Tier I Human Health screening criteria for a commercial end use. Results of the previous report (ref: GE10739-GIR-JUN15), dated June 2015 have been included within the table for a comprehensive approach. This comparison is detailed within Table 1.0 below.

Table 1.0 Tier 1 Risk Assessment for a Commercial End Use

Determinand	Units	GAC	N	MC	Loc of Ex	Pathway	Assessment
Asbestos	-	N.D ⁽ⁱ⁾	2	N/A	WS2 0.30m bgl and WS4 0.30m bgl	2	Further Assessment Needed

Review of Table 1 indicates that all soil samples schedule for analysis fall below the adopted screening level for the protection of Human Health.

7.0 Asbestos

Testing of the near surface soils undertaken by OEC during this phase of works did not detect the presence of asbestos fibres within any of the soil samples submitted for testing.

8.0 Discussion

Laboratory testing scheduled by OEC did not identify any asbestos fibres within the two (2no.) samples from areas of proposed soft landscaping that were submitted for laboratory analysis.

However, while no asbestos fibres were identified within areas of proposed soft landscaping, the previous report did identify elevated concentrations of lead within near surface soils, and OEC consider that given the limited area of soft landscaping it would be prudent to undertake limited remediation within these areas in order to remove any residual risks posed by elevated lead concentrations.

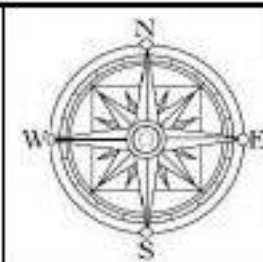
9.0 Conclusions & Recommendations

- The laboratory analysis of near surface soil samples from proposed areas of soft landscaping have shown that the samples analysed do not contain asbestos fibres;
- Given that asbestos fibres were not identified within the areas of proposed soft landscaping, it is considered that the full thickness (0.6 to 1.0m) cover system stipulated within CIRIA C733 will not be required to provide protection from asbestos containing soils;
- However, OEC recommend that limited remedial action is taken within the proposed areas of soft landscaping in order to remove any residual risks posed by elevated concentrations of lead identified by the previous report.

Attachment 1

Figures

Key



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OMNIA
ENVIRONMENTAL CONSULTING LTD.

Job Title:

St. Georges Walk

Client:

PMC Construction &
Development Services Ltd.

Project No:

A10635

Date:

28/10/2015

Drawn By:

D.Pokoj

Authorised By:

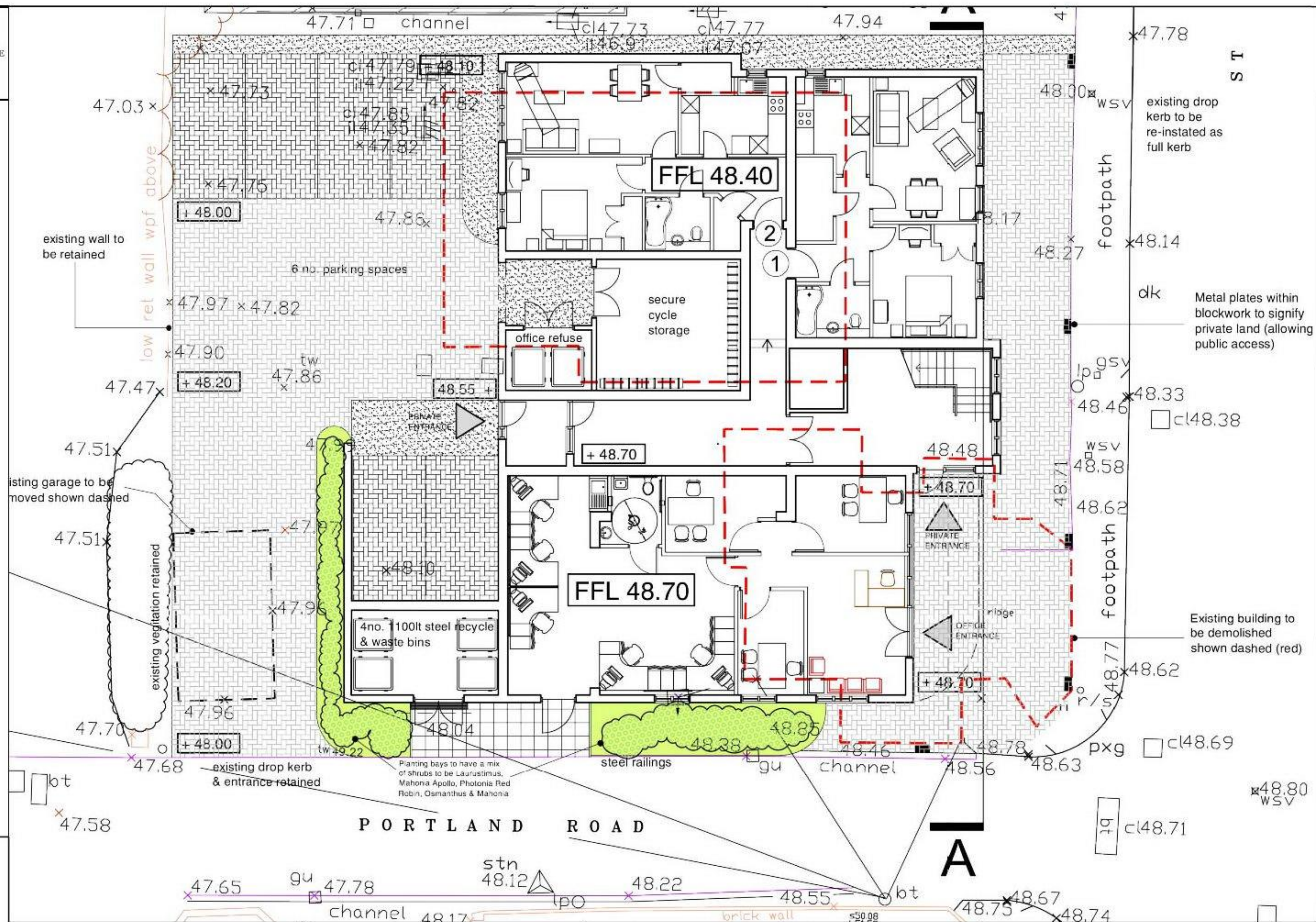
T.Mitchell

Scale:

Notes:

Drawing Title:

Figure 1. Site Location Plan



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St. Georges Walk

PMC Construction &
Development Ltd.

Scale:

Notes:

Figure 2. Proposed Site Layout

Geo-Environmental
Services Ltd.
Approximate Asbestos
Tested Location

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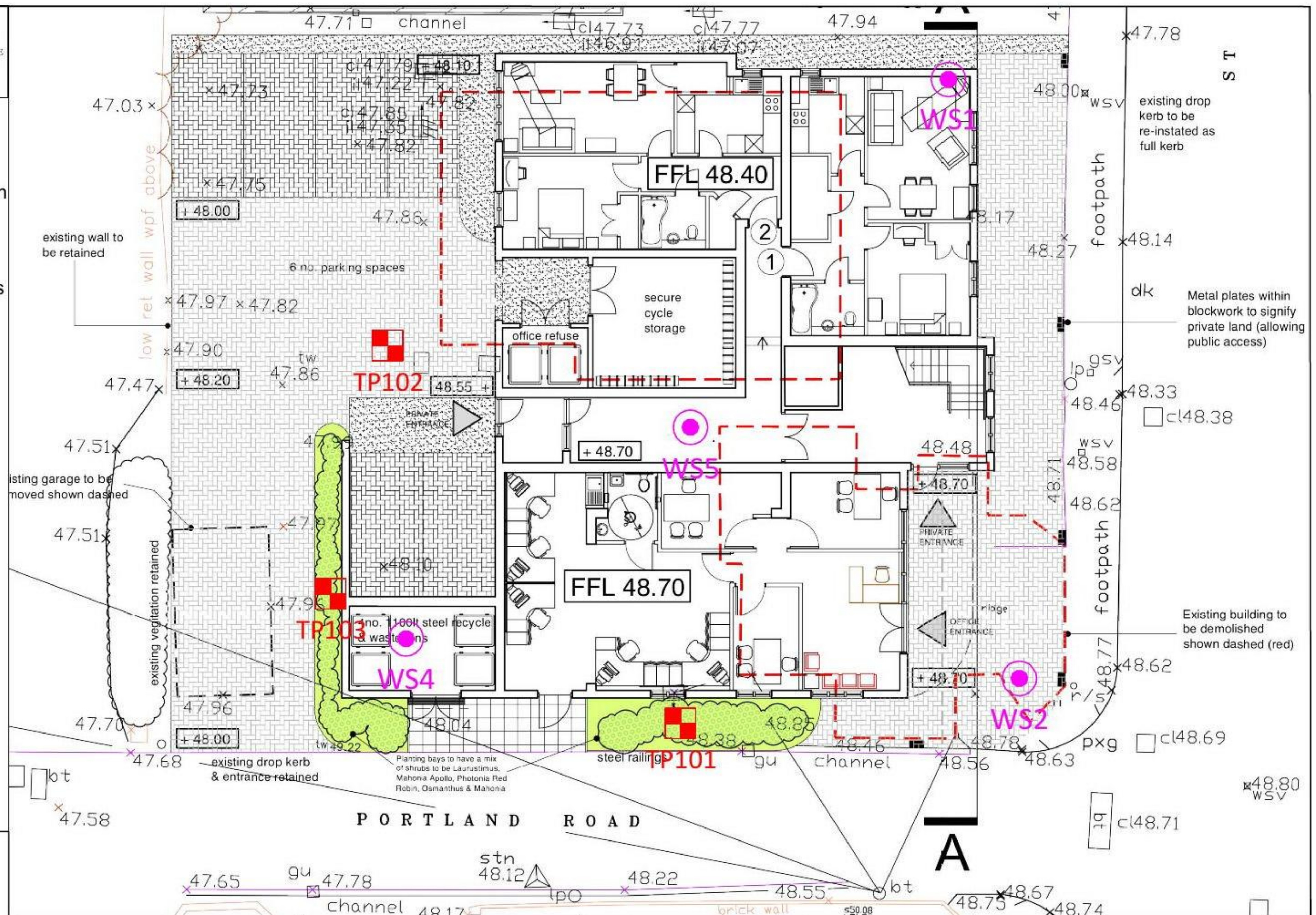
St. Georges Walk

PMC Construction &
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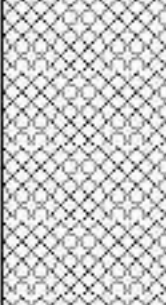
Scale:

Notes:

Figure 3. Intrusive Site Plan

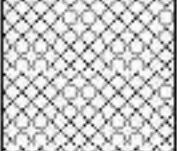
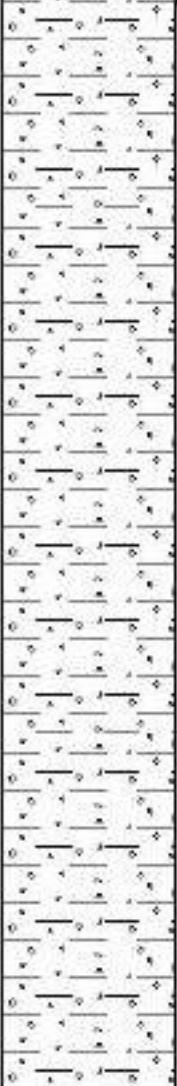


Attachment 2
Geological Logs

 Office 23 Basepoint Harts Farm Way Portsmouth PO9 1HS				Trial Pit Log				Trialpit No TP101 Sheet 1 of 1	
Project Name: St. Georges Walk				Project No. A10635		Co-ords: - Level:		Date 28/10/2015	
Location: Waterlooille						Dimensions (m):		Scale 1:10	
Client: PMC						Depth 1.10		Logged D.P.	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20	ES		0.20			MADE GROUND Friable very dark greyish brown slightly sandy gravelly CLAY. Sand is fine to medium. Gravel is subangular to rounded, fine to coarse flint with brick and ceramic.		
	0.60	ES		1.10			CLAY Soft to firm yellowish brown slightly sandy slightly gravelly CLAY. Sand is fine to medium. Gravel is subangular to subrounded, fine to medium flint with chalk.		
						End of pit at 1.10 m			
Remarks: Cleared with Cable Avoidance Tool. No groundwater encountered. Stability: Stable									



 Office 23 Basepoint Harts Farm Way Portsmouth PO9 1HS				Trial Pit Log			Trialpit No TP102 Sheet 1 of 1	
Project Name: St. Georges Walk				Project No. A10635		Co-ords: - Level:		Date 28/10/2015
Location: Waterlooville				Dimensions (m):		Scale 1:10		
Client: PMC				Depth 0.80		Logged D.P.		

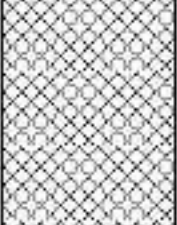
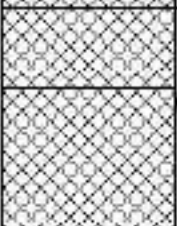
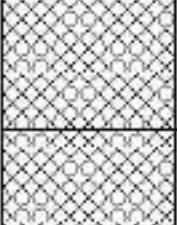
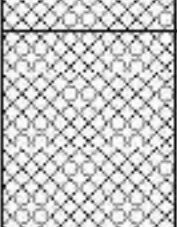
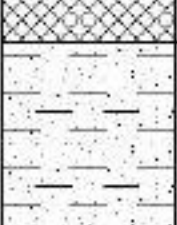
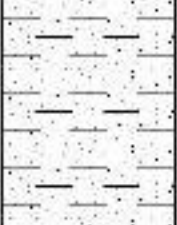
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.10	ES		0.10		 MADE GROUND Friable very dark greyish brown slightly sandy gravelly CLAY. Sand is fine to medium. Gravel is subangular to subrounded, fine to coarse flint with ceramic and potential asbestos containing material.	 CLAY Soft to firm yellowish brown slightly sandy gravelly CLAY. Sand is fine to medium. Gravel is subangular to subrounded, fine to medium flint and chalk.
	0.50	ES		0.80		End of pit at 0.80 m	

Remarks: Cleared with Cable Avoidance Tool. No groundwater encountered.

 Stability: Stable



 Office 23 Basepoint Harts Farm Way Portsmouth PO9 1HS				Trial Pit Log				Trialpit No TP103 Sheet 1 of 1	
Project Name: St. Georges Walk				Project No. A10635		Co-ords: - Level:		Date 05/11/2015	
Location: Waterlooille						Dimensions (m):		Scale 1:10	
Client: PMC						Depth 0.90		Logged D.P.	

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.15	ES		0.15			MADE GROUND Asphalt concrete.
				0.20			MADE GROUND Brown clayey sandy GRAVEL. Sand is coarse. Gravel is angular to subrounded, medium to coarse with cobbles flint.
				0.37			MADE GROUND Red brick rubble layer.
	0.50	ES		0.45			MADE GROUND Very dark bluish grey tar/slag.
				0.60			MADE GROUND Soft very dark brownish grey gravelly sandy CLAY. Sand is fine to coarse. Gravel is very angular to subrounded, fine to medium flint with brick and glass.
	0.70	ES					CLAY Soft orangey brown slightly sandy CLAY. Sand is fine to medium. Rare gravel of angular to subrounded, coarse flint.
				0.90			End of pit at 0.90 m

Remarks: Cleared with Cable Avoidance Tool. No groundwater encountered.	
Stability: Stable	

Attachment 3
Chemical Results



Jones Environmental Laboratory

Registered Address : Unit 3 Deeside Point, Zone 3, Deeside Industrial Park, Deeside, CH5 2UA, UK

Unit 3 Deeside Point
Zone 3
Deeside Industrial Park
Deeside
CH5 2UA

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Office 23
Basepoint Business Centre
Portsmouth
PO9 1HS

Tel: +44 (0) 1244 833780
Fax: +44 (0) 1244 833781



Attention :	Tim Mitchell
Date :	9th November, 2015
Your reference :	A10635
Our reference :	Test Report 15/15407 Batch 1
Location :	St Georges Walk Waterlooville
Date samples received :	29th October, 2015
Status :	Final report
Issue :	1

Five samples were received for analysis on 29th October, 2015 of which one were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.

All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

Compiled By:

Phil Sommerton BSc
Project Manager

Client Name: Omnia
Reference: A10635
Location: St Georges Walk Waterlooville
Contact: Tim Mitchell

Note:

Analysis was carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless specifically requested.

Opinions lie outside the scope of our UKAS accreditation.

Where the sample is not taken by a Jones Environmental Laboratory consultant, Jones Environmental Laboratory cannot be responsible for inaccurate or unrepresentative sampling.

Any questionable sample will automatically be assumed to have breached the Waste Limit and further testing may be required.

Signed on behalf of Jones Environmental Laboratory:

[Handwritten signature]

Ryan Butterworth
Asbestos Team Leader

[illegible]

Client Name: Omnia
Reference: A10635
Location: St Georges Walk Waterlooville
Contact: Tim Mitchell

[illegible]

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

JE Job No.: 15/15407

SOILS

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 (UKAS) accreditation applies to surface water and groundwater and one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

DEVIATING SAMPLES

Samples must be received in a condition appropriate to the requested analyses. All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. If this is not the case you will be informed and any test results that may be compromised highlighted on your deviating samples report.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a UKAS requirement for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.

Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.

Please include all sections of this report if it is reproduced

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS) accredited - UK.
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
++	Result outside calibration range, results should be considered as indicative only and are not accredited.
*	Analysis subcontracted to a Jones Environmental approved laboratory.
AD	Samples are dried at 35°C ±5°C
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

JE Job No: 15/15407

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35°C or 105°C. Calculation based on ISO 11465 and BS1377.	PM0	No preparation is required.			AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248.	PM42	Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.			AR	
TM65	Asbestos Bulk Identification method based on HSG 248.	PM42	Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	



Jones Environmental Laboratory

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CH5 2UA

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Office 23
Basepoint Business Centre
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PO9 1HS

Tel: +44 (0) 1244 833780

Fax: +44 (0) 1244 833781



Attention :	Tim Mitchell
Date :	19th November, 2015
Your reference :	A10635
Our reference :	Test Report 15/16055 Batch 1
Location :	St Georges Walk Waterloooville
Date samples received :	10th November, 2015
Status :	Final report
Issue :	1

One sample was received for analysis on 10th November, 2015 of which one were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.

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Compiled By:

Phil Sommerton BSc
Project Manager

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Location: St Georges Walk Waterlooville
Contact: Tim Mitchell

Note:

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Ryan Butterworth
Asbestos Team Leader

[illegible]

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[illegible]

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JE Job No.: 15/16055

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NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
++	Result outside calibration range, results should be considered as indicative only and are not accredited.
*	Analysis subcontracted to a Jones Environmental approved laboratory.
AD	Samples are dried at 35°C ±5°C
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

JE Job No: 15/16055

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35°C or 105°C. Calculation based on ISO 11465 and BS1377.	PM0	No preparation is required.			AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248.	PM42	Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.			AR	
TM65	Asbestos Bulk Identification method based on HSG 248.	PM42	Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	