

Technical Note

Project:	Harlington School, Pinkwell Lane, Hayes UB3 1PB		
Prepared by:	S. Pond	Date:	19 August 2024
Approved by:	A. Watts	Checked by:	A. Watts
Subject:	Preliminary Remediation Validation	Ref:	737604-1(00)

1 Introduction

A new school and public library are being built at the site of the former school under planning application 18948/APP/2020/2551.

A Remedial Strategy report was issued in February 2021 (see references) which included an approach to be taken to manage the risk of two areas of previously proven asbestos in the ground. The proposed method comprised source removal, and recommended the removal of the made ground to 0.6 m depth and replacement with clean certified soils. The soil should be removed over a 5 m by 5 m area centred on the location of WS102 and WS103; the previous ground investigation locations where asbestos was proved.

WS102 is set within a 9 m by 12 m area grassed area of soft landscaping which is to be retained and falls within the red-line boundary. It has become apparent that site constraints in the vicinity of WS102 mean that delivery of this approach is not practicable due to the presence of a protected tree with Wates (Principal Contractor) reporting a conflict between the required excavation for source removal and the root protection zone for this tree.

2 Summary of Proposed Changes to Remedial Strategy

Wates have consulted with their arboricultural consultants and now propose an alternative method of remediation to be used across the whole 12 m by 9 m area of soft landscaping to break the pathway and remove the potential contaminant linkage.

This would be accomplished by carefully removing the existing turf to minimise damage to the tree roots and then applying a proprietary bonded granular rubber mulch (<https://www.abacuspg.co.uk/bonded-rubber-mulch/>). This would be fully permeable to water and air and durable with the appearance of shredded wood bark mulch. The mulch layer would prevent exposure of site users and the public to the site soil, without damaging the roots of the tree.

Validation of the remediation of this area could then be achieved by the contractor supplying photographs of the finished area, a delivery note or invoice for the rubber mulch material, and waste characterization and disposal documentation for the removed turf.

3 Closing Remarks

We consider that this approach is a reasonable amendment which will minimize the likelihood of direct contact with future site users, and prevent dust generation from the underlying soils. We ask that you confirm if you will accept this amendment to the agreed strategy at your earliest convenience.

The other area of asbestos impact identified in WS103 in the south-west of the site is still planned to be remediated and validated by soil removal and replacement as set out in the approved Remedial Strategy.

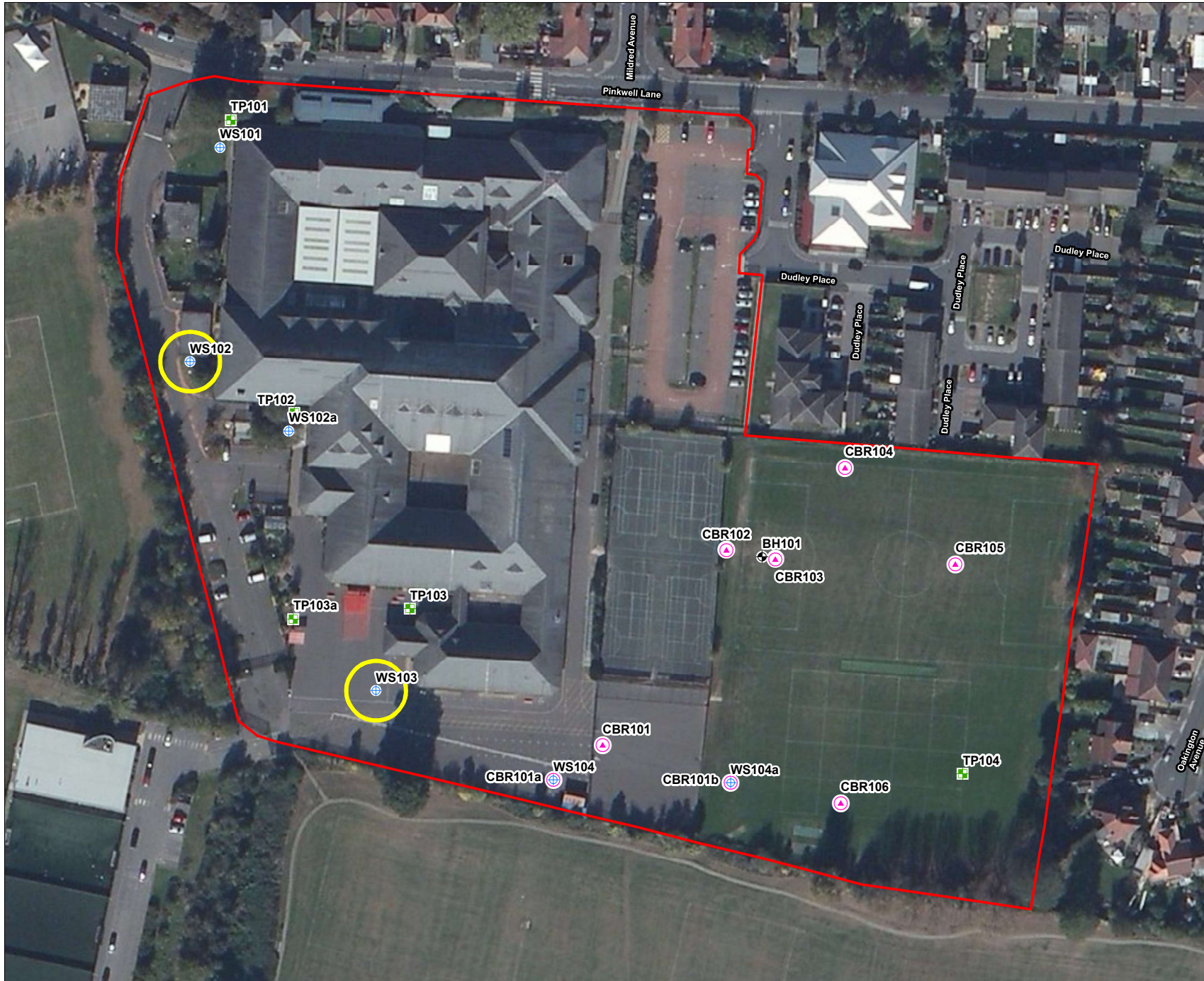
This note was prepared by SSL for the sole and exclusive use of Wates Construction Limited in response to particular instructions. Any other parties using the information contained in this report do so at their own risk and any duty of care to those parties is excluded.

References:

1. RSK Environment, Feb 2021. Remediation Strategy: Harlington School

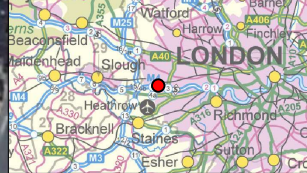
Appendix

2. Site Plan



- Legend:**
- Site Boundary
 - ◆ Borehole Location
 - ⊕ California Bearing Ratio Location
 - Identified ACM Areas
 - ⊕ Trial Pit Location
 - ⊕ Window Sample Location

Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936
 Units: Meter

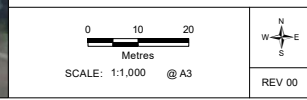


Rev	Date	Description	Dm	Chk	App
00	19/02/2021	First Draft	DR	CL	CL

**Wates Construction Limited
 Harlington School**



TITLE: **Figure 2:
 Exploratory Hole Location Plan**



© Crown copyright. All rights reserved. 2021 License number 0100031673
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Document Path: P:\Geoscience\314900 - 314999\314983 - Harlington School\Figure 2 - Exploratory Hole Location Plan.mxd