

19 February 2018

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By Email
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PRE/J-M0208.00/L002

Dear Mr H Neel,

Re: Lidl Store, Victoria Road, Ruislip, HA4 0QF

Further to your email request, we are pleased to provide details in support of the discharge of Planning Condition 26 and 27 namely;

SCHEDULE OF CONDITIONS

- 26 - (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:
- (a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;
 - (b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use;
 - (c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.
- (ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and
- (iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.
- REASON**
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 27 - Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.
- Reason**
To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).



We undertook a Geo-Environmental Investigation at the above site in 2015, entitled Proposed Lidl Store, South Ruislip, Geo-environmental Site Investigation report for Lidl UK GmbH dated 8th September 2015 referenced J-Mo208.00/NM/ES/001 FINAL

Previous ground investigations have been carried out by Remada Ltd in November 2013 (referenced 276.01)

Based on the findings of these investigations, remedial actions were proposed to control the release of asbestos fibres during construction and incorporation of gas control measures.

Now the site is developed with a building and hardstanding any residual asbestos will have been encapsulated in the ground.

Furthermore, no additional contamination was encountered during construction works.

Condition 27 specifically relates to the reuse and import of soils, however the enclosed As built drawing ref 17080/3020/AB1 notes there are no areas of soft landscaping within the ownership of Lidl, with the exception of some raised planters. We hence consider that only building materials have been imported to this site and there are no soils that require validation testing to ensure landscaping areas are free of contamination.

Based on the gas monitoring carried out to date, and including the Remada data, maximum methane and carbon dioxide concentrations of 18.5% and 12.7% respectively have been proven with a maximum flow rate of 1.0l/h. The calculated GSV for methane is 0.185l/h and for carbon dioxide is 0.127l/h. Gas protection measure have hence been incorporated into the new reinforced raft foundations, comprising a proprietary 1200 gauge membrane lapped and sealed.

We trust that the above is satisfactory and that we have correctly interpreted your requirements.

Yours sincerely

For and on behalf of Opus International Consultants (UK) Ltd



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