

Title	Details				
Project	Finchley Road (O2 Masterplan Site)				
Report Title	Remediation strategy: Unexpected Contamination - preliminary Guide				
Prepared by	Pell Frischmann	Prepared for	LS (Finchley Road) Limited		
Document ref.	4602_001-PEF-XXX-XXX-RP-GG-600006	Revision	P02	Date	3 October 2024
Introduction	<p>Pell Frischmann have been commissioned by LS (Finchley Road) Limited ('the client') to prepare a land contamination Remediation Strategy (LCRS), for the proposed Finchley Road (O2 Masterplan Site) development. This datasheet forms part of the Remediation Strategy (ref. 4602_001-PEF-XXX-XXX-RP-GG-600004).</p> <p>If previously unidentified contamination or 'materials suspected of being contaminated' (by visual or olfactory means) are encountered during the development of the site suitable procedures will need to be in place to inform and guide actions and decisions. The Contractor will be responsible for ensuring that suitable procedures are in place for 'unexpected contamination'. Therefore, this document has been provided as a preliminary guide only.</p>				
Watching brief (WS03)	<p>As described in the Remediation Strategy, a watching brief is required in proximity to exploratory location WS03 with attendance by a suitably qualified land contamination consultant to confirm if hydrocarbon contamination or organic material is locally present or not. If encountered, the Local Authority Environmental Health team will need to be informed.</p>				
Unexpected or 'new' contamination	<p>Elsewhere on the site, residual or isolated pockets (hotspots) of unforeseen ground contamination may be encountered during site clearance/preparation, construction and remediation which were not encountered during the site investigation.</p> <p>Waste arisings: If unexpected contamination is encountered during the excavation of Made Ground or 'soil and stones' destined for offsite disposal these arisings will need to be segregated and placed in dedicated stockpiles with suitable protection to prevent cross contamination of the underlying ground and prevent mixing or confusion with other materials/ waste stockpiles (see below for additional considerations). Provided the contaminated soils are removed from site then this material will not need to be considered as part of the '<i>unexpected contamination procedure</i>'. Note: waste management and waste classification procedures are not provided in this report.</p> <p>Unexpected contamination (non-waste): If unexpected contamination is encountered in any other areas of the site contamination specialists should be consulted and suitable steps will need to be undertaken to determine whether additional remediation actions are required. These steps are outlined in the flow chart on page 2.</p>				
Additional considerations	<p>If contamination is encountered, the Contractor will also need to assess if additional or specialist H&S measures are required, for example PPE.</p> <p>If contaminated materials are to be excavated – ensure segregation of excavated contaminated material including:</p> <ul style="list-style-type: none"> ➤ Stockpile in a bunded, quarantined area ➤ Use protection measures under stockpile to prevent cross contamination of underlying ground (where required), ➤ Consider and where appropriate wrap stockpile to prevent run-off. Contaminated runoff must not be allowed to enter drains or watercourses, or to discharge to and cross contaminate surrounding ground. ➤ Label stockpile to prevent mixing with all other waste arisings or stockpiled materials, ➤ Any plant used to handle contaminated soils and stones will need to be washed-down (drainage sealed) prior to handling any other materials or waste streams. ➤ Tracking of vehicles through contaminated soils should be avoided and wheel-washing should be in place if tracking is unavoidable. ➤ Waste soils and stones arisings will need to be sampled for laboratory analysis and the results will need to be assessed to classify the waste arisings in line with Duty of Care and technical guidance (TG WM3). 				

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<i>Records</i>	<p>Suitable records of remedial works must be kept for inclusion in the [remediation] verification report. These records will need to detail the works carried out, including but not limited to:</p> <ul style="list-style-type: none">➤ Plans showing the location (and depth) of the unexpected contamination encountered.➤ Photographic records,➤ Copies of laboratory analysis data and sample location plans,➤ Site records of the remedial works,➤ Verification inspection records,➤ Waste transfer or consignment notes for contaminated material sent offsite.

Unexpected contamination flow chart



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Rev	Suit	Description	Date	Originator	Checker	Approver
P01	S2	Initial issue	26-Apr-2023	V Ojambati	A Boucher	A Boucher
P02	S2	Updated to include watch brief around WS03 following comments from LBC	03-Oct-2024	S McCourt	A Boucher	A Boucher
Ref. reference. Rev revision. Suit suitability (S2 – suitable for information)						