

From: Tom Dixon [REDACTED]
Sent: 20 April 2026 13:42
To: Sophie.Moore [REDACTED]
Subject: RE: DISC/26/0061 - Old Clayton Boarding Kennels

Hi Sophie,

I've since had a reply from our Geo Engineer, see below. If you could review with others and confirm agreement, before returning discharge for this condition.

Item	EPO Comment	Response
1	<i>It is however not clear if the above mentioned remedial works were undertaken. We appreciate that a membrane has been placed in the excavation, with the exception of the TPZ area the placement of a geotextile was not however agreed as part of the RMS and if validation samples, as detailed above, have not been undertaken this is a concern.</i>	The hotspots centred on WS109 and SA101 fell under the proposed access road and the footprint of the care home respectively. The reduced dig was taken at each location to the required depths of 500mm and 1000mm respectively. This was undertaken to remove contaminants in the Made Ground in WS109 and PAH contamination in the Made Ground in SA101 and geotextile membrane was placed in the base of each excavation. Due to the need to maintain access into the site at the location of SA101 and access for the piling rig close to WS109, the excavations were backfilled with existing soils. HP108 was fully encapsulated by the incoming road, the most robust form of removal and reinstatement, encased in concrete. Whilst not explicitly stated in Ground and Water's reporting before now, given the locations below hardstanding and a building footprint it was considered that the remediation undertaken was over and above what would normally be required since remediation is usually focused on soft landscaped and garden areas and also it is considered improbable that these locations would pose any future risk to end users at the site since there is no resultant pathway The hotspot centred on HP108 fell within a Tree Protection Zone and there the remediation required a reduced dig of 100mm, placement of a geotextile membrane and the void filled with certified clean Topsoil. This was done and the Topsoil used as backfill material had previously been tested and shown to be suitable during Phase IV of the intrusive investigations at the site. There was no requirement to test the soils in the base or sides of the excavation. Consequently, the remediation was undertaken in accordance with the agreed RMS.
2	<i>We note the comment in relation to location WS109 – 'During the setting out of the of the site, it was determined that the hotspot</i>	When reviewing the logs contained in the original Ground Investigation report, the Omnia Phase I-II Geo-Environmental Site Assessment Report referenced A11530/1.2, dated April 2022 and using the co-ordinates

fell under the footprint of the proposed care home. As a result the area would no longer pose a risk to end users'. From revisiting the borehole location plan in the site investigation report (a copy of which is provided below) and lining up this location with an o?site reference point, notably the existing residential dwellings to the west of the site, we are however not entirely convinced that location WS109 now falls under the footprint of the proposed care home. On the assumption that the below locations are accurate, WS109 lines up with the eastern corner of 3 John Ireland Way which, from reviewing the proposed plan, which puts WS109 to the south of the main care home building.

for WS109, locations have been plotted for the borehole(s) and shown on the plan below:



Comparing this location with the proposed development plan shown below, the location of WS109 is under the footprint of the care home.

3 We note the comments in the report in that the excavations have been backfilled with site won material, it is however not clear if any topsoil or subsoil has been imported onto the site to form soft landscaping/garden areas. We would therefore be grateful if the applicant can clarify this.

No soils have been imported onto the site to date.

I'll respond to your other consultee comments, later today.
Kind Regards

TOM DIXON DESIGN MANAGER



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