



Trebor Developments [TD] are developing the 'Employment Land' area of the site for subsequent occupation by Lex Autolease. Baynham Meikle Partnership [BMP] and Anglo Holt have been engaged by TB as the design consultants and the main contractor respectively. The proposed development is shown in Figure 2 below.

Figure 2 – Proposed Development



Site Background & History

The Little Heath Works was opened in 1926 – the factory complex manufactured textile products. The site was originally owned by Courtaulds and subsequently by Acordis Acetate. The works were closed in 2007 and underwent demolition to slab level in 2010.

The 40 acre site in Coventry is being developed for both residential and commercial use. Planning permission has been granted by Coventry City Council for the development of 344 new homes with ten acres being reserved for 'Employment Land'. The site prior to redevelopment is shown in Figure 1 below.

Figure 1 – Site Prior to Redevelopment



WSP had previously carried out a site investigation which identified the presence of chrysotile asbestos and hydrocarbon contamination. The identified asbestos contamination was not present in concentrations >0.1% and therefore not considered to be hazardous. The identified hydrocarbon contamination comprised of benzo(a)pyrene in isolated pockets in surface soils and solvent contamination in groundwater – the hydrocarbon contamination was not considered to pose a significant risk to human health (as the site is being developed for commercial use with hardstanding across the majority of the site) or controlled waters. WSP therefore concluded that remediation was not necessary based on the site investigations and supporting risk assessments.

Enviro-treat was commissioned by BMP on behalf of TB to provide specialist services in relation to potential land contamination on the site and to address associated planning requirements.

These services included the following:

- Addressing the requirements of Planning Conditions 15 – 18 to the satisfaction of the regulatory bodies
- Preparation of a Remediation Strategy and Remediation Method Statement in accordance with the requirements of the regulatory bodies and CLR 11
- Implementation of a 'Discovery Strategy' to address 'contamination not previously identified' (in accordance with the requirements of Planning Condition 18)
- Provision of site supervision as deemed necessary
- Supervision of environmental controls / monitoring in accordance with the requirements of the Remediation Method Statement
- Preparation of a Validation Report to the satisfaction of the regulatory bodies and to enable discharge of the relevant planning conditions

It was considered necessary to prepare a remediation strategy to address any contamination which may be identified on-site during the site enabling works - the designated works included a significant cut and fill requirement in certain areas of the site. This potential contamination could be either contamination of a similar nature to that previously identified by WSP or previously unidentified contamination (Planning Condition 18).

The Remediation Method Statement documented the necessary remediation works and proposed treatment methodology (in the event that contamination is identified on-site).

Planning Condition 18 stipulated that in the event that 'contamination not previously identified' is identified on site it must be reported to the Local Planning Authority. It would then be a requirement to carry out an investigation and risk assessment and should remediation be deemed necessary, it would be necessary to prepare and submit a remediation scheme for written approval by the planning authority.

There was a significant risk that the project could be severely impacted as a consequence of this condition and henceforth Envirotreat designed and implemented a 'Discovery Strategy' to address such an eventuality. The strategy incorporated necessary protocols to be adopted and quarantine provisions to be implemented – the strategy also required Envirotreat to implement a 'watching brief' during the enabling / earthworks element of the project. These provisions were designed to negate the requirement to notify the local Authority and thereby mitigate the potential risk of project delays. To achieve this objective it was necessary to agree the provisions in advance with the regulatory bodies – these were agreed and incorporated into the Remediation Strategy and Remediation Method Statement as required.

The Remediation Strategy and Remediation Method Statement were approved by the regulatory bodies prior to works commencing on-site.

Site Supervision / Watching Brief

Envirotreat supervised the cut and fill / earthworks operations – the supervision was primarily focused on the three key areas of the site where historical contamination had been identified. The potential presence of contamination was assessed by visual and olfactory observation and by PID measurement and sampling / analysis if required.

Trial pit excavations were also carried out to assess the presence / absence of contamination in these key areas. It was determined that contamination was either absent or present in negligible quantities which were not considered to be posing a risk to the environment – these findings supported the WSP conclusion that remediation works were not required on the site to address areas potentially affected by previously identified contamination.

Previously Unidentified Contamination

In accordance with the requirements of the Discovery Strategy / Watching Brief the potential presence of previously unidentified contamination was monitored by Envirotreat throughout the cut and fill / earthworks operations.

There were two areas affected by previously unidentified contamination. Potentially contaminated soils / sludges were identified under the floor slab of a former office block – this potential contamination extended over a large area. Asbestos contamination was also identified in another area of the site – the asbestos was loose and unbound in nature. Both areas of the site were cordoned off and quarantined in accordance with the agreed protocols pending analysis and agreement on the appropriate resolution to the matter.

The potentially contaminated soils / sludges are shown in Figure 3 below. The asbestos contamination is shown in Figure 4 below.

Figure 3 – Potentially Contaminated Soils / Sludges



Figure 4 – Identified Asbestos Contamination



The potentially contaminated soils / sludges were subjected to analysis - it was determined that the soils / sludges were not contaminated and did not pose an environmental risk. The material was excavated, allowed to dry and reused on-site in areas not requiring geotechnically suitable materials.

The asbestos contamination was subjected to analysis – it was determined that the asbestos was present in the hazardous amosite form. Envirotreat therefore notified the main contractor that the management of this form of asbestos was notifiable and would be licenced under the Control of Asbestos Regulations 2012. The HSE were duly notified and the asbestos material was designated for offsite disposal at a suitably licensed landfill repository.

Environmental Controls / Monitoring

The Local Authority stipulated that effective dust / asbestos control measures be implemented during the enabling works – it was also stipulated that effective dust / asbestos monitoring be carried out and reported accordingly. The designated control measures and monitoring requirements were documented in the Remediation Method Statement and implemented under the supervision of Envirotreat.

Validation

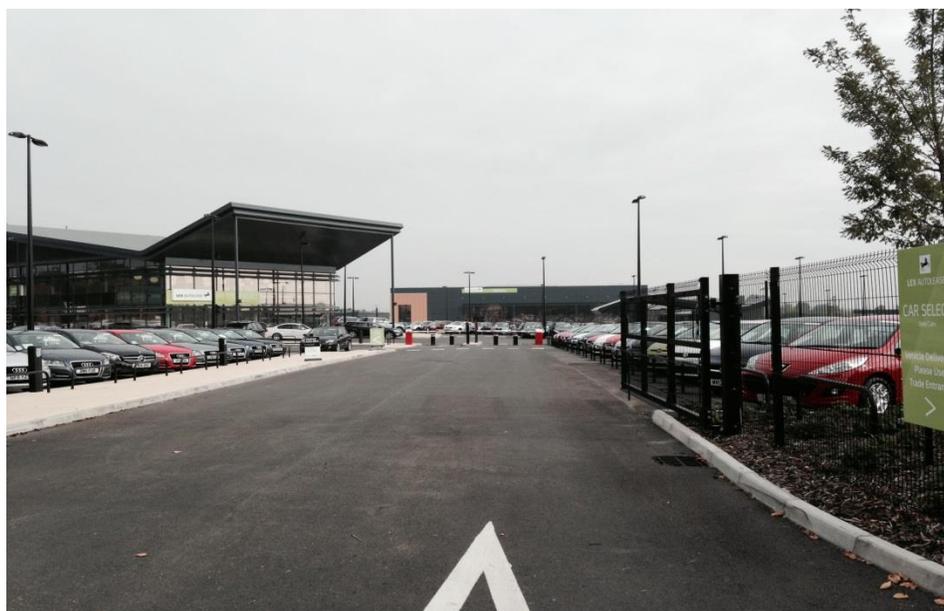
Envirotreat prepared a comprehensive Validation Report documenting the supervisory works undertaken and enabling the full discharge of the relevant planning conditions.

The Lex Autolease Development is shown in Figures 5 and 6 below (2014).

Figure 5 – Lex Autolease Development



Figure 6 – Lex Autolease Development



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