CASE STUDY

Watching Brief - Industrial

Deer Park, Northampton

Developer

adi Group – Total Engineered Solutions

Site Background & History

The site is located on the Deer Park Industrial Estate in Northampton.

The site housed an engineering works from the late 1960's to the mid 1980's. A warehouse and office was subsequently constructed which was later demolished. The site has remained vacant since 2008 / 2009.

The first investigation of the site was undertaken in 2009. This investigation identified a thin layer of made ground overlying the natural soils (stiff grey and brown mottled gravelly silty clays).

Soils testing indicated PAH exceedances with the possible presence ofasbestos (albeit not previously identified).

Development Proposal

Three units are planned for the site with a total floorspace of 5,392m^2.

The proposed development is shown in Figure 1 below.

Figure 1 – Proposed Development

Envirotreat was commissioned by ADI to provide necessary support with the discharge of planning conditions and to maximise the reuse of soils onsite through a Materials Management Plan [MMP] with an attendant watching brief.

Enabling Works

Prior to any enabling works being undertaken Envirotreat excavated eleven exploratory trial pits across the development area. Shallow made ground was assessed onsite (visual, olfactory and headspace analysis) supported by laboratory testing. The initial trial pitting is shown in Figure 2 below.

Figure 2 – Initial Trial Pitting

Envirotreat provided a watching brief during the enabling / cut and fill works in accordance with the requirements of the agreed Remediation Method Statement. Soils were excavated and stockpiled accordingly as summarised below:

- Tarmac planings – these were stockpiled pending offsite disposal
- Made Ground – this was stockpiled pending reuse on site. Envirotreat sampled and tested these soils and found no significant contamination, enabling reuse onsite.

- Natural Soils / Clay – this was stockpiled pending either reuse on site or for offsite disposal (if surplus). Envirotreat sampled and tested this soil and found no significant contamination. This was predominantly disposed of offsite as it was considered surplus to requirements

- Oversize materials - there were insufficient quantities of oversize materials to justify crushing – the oversize materials were therefore taken offsite. not enough to justify crushing so this was taken offsite.

The natural soils are shown in Figure 3 below.

Figure 3 – Natural Soils

The cut and fill works are shown in Figures 4 and 5 below.

Figure 4 – Cut and Fill

Figure 5 – Cut and Fill

Environmental Monitoring

Envirotreat undertook environmental monitoring at key locations around the site during the remediation works.

The environmental monitoring comprised of:

- Noise Monitoring
- VOC Monitoring (using a handheld MiniRae – a 1 ppm threshold was used)
- Dust Monitoring (using a Dustscan measuring Total, Respirable and PM 10, PM 2.5 and PM 1.0)
- Weather Monitoring

Background monitoring was undertaken prior to commencement to establish background levels.

None of the established thresholds were exceeded during the works.

Validation

Envirotreat carried out a watching brief during enabling works at the Deer Park Site in accordance with the requirements of the agreed Remediation Strategy / Method Statement. It was confirmed that no significant contamination was encountered prior to or during the enabling works.

A comprehensive Validation Report was compiled on completion of the works.