Site Investigations
♣
Geologists
♣
Environmental &
Geotechnical
Engineers

Solmek Ltd.
12 Yarm Road
Stockton on Tees
TS18 3NA
www.solmek.com

Tel: 01642 607083
Fax: 01642 612355
E-mail: south@solmek.com

Florence Property Developments Limited

31st July 2023

GROUND GAS RISK ASSESSMENT

SIMONSIDE ARMS, SOUTH SHIELDS
S210223/GAS

INTRODUCTION

Authorisation

Solmek were instructed by Florence Property Developments Limited to undertake a site investigation on a parcel of land at Simonside Arms, 97 Newcastle Road, South Shields, NE34 9AA.

Sources of information, including previous work undertaken at the site, are detailed below:

- *Solmek Phase 1 Desk Study Report (S230223) February 2023.*
- *Solmek Phase 2 Site Investigation Report (S230233/SI, May 2023)*

Reference should be made to the above reports for details of the site's history, environmental/contamination setting and expected underlying geological conditions and assessments.

Scope of Works

The proposed development is outlined to be residential comprising dwellings with associated parking, access roads and soft landscaping as gardens. The public house is due for demolition. A drawing showing the position of the site is attached to this letter report (Figure 1).

The information provided in this Ground Gas Assessment is based on the investigation fieldwork and is subject to the comments and approval of the various Regulatory Authorities.

There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report. Solmek reserve the right to alter conclusions and recommendations should further information be available or provided. Any schematic representation or opinion of the possible configuration of ground conditions between exploratory holes is conjectural and given for guidance only and confirmation of intermediate ground conditions should be considered if deemed necessary.

GROUND GAS ASSESSMENT

Ground gases such as carbon dioxide (CO_2) and methane (CH_4) can be classed as a form of contamination where there is a potential risk to human health. As a result, gas monitoring has been undertaken. Six visits have been carried out between March and June 2023 to assess the potential risks posed by ground gases.

The gas was monitored by measuring emissions from monitoring points installed into BH01, BH03 and BH05 during the fieldwork. A borehole location plan is attached to this letter report, Figure 2.

The results are attached to this letter report. The monitoring was generally carried out in accordance with current guidance provided within CIRIA C665:2007.

Ground Gas Results

The atmospheric pressure has an impact on the concentrations of gas released. The atmospheric pressure ranged between 985 and 1028 millibars during the surveys. Times of falling, rising and steady atmospheric pressure regional trends were noted during the survey. This is considered to be a good range of conditions for the time of year.

- Methane was not detected.
- Carbon dioxide concentrations were recorded between 0.00 and 2.20%.
- Oxygen levels were between 18.00 and 20.60%.
- Carbon Monoxide and Hydrogen Sulphide were not detected.
- No significant flow rates were recorded.

Ground Gas Analysis

The results obtained have been compared with relevant guidance that includes the following:

- BRE/Environment Agency BR414 (2001) - Protective Measures for housing on gas-contaminated land
- Wilson & Card (1999) - Reliability and Risk in Gas Protection Design
- CIRIA 149 (1995) - Protecting Development from Methane
- CIRIA C665 (2007) – Assessing risks posed by hazardous ground gases to buildings

The Building Regulations set action levels for both methane and carbon dioxide from which an initial assessment can be made. The action threshold for methane is 1% while for carbon dioxide an initial consideration should be undertaken if gas concentrations exceed 1.5%. Action might be required if carbon dioxide concentrations exceed 5%. If these thresholds are exceeded, reference should be made to specific documentation to determine the nature and extent of the gas control measures required.

Given that the site is outlined for residential development the NHBC Traffic Light System has been adopted. This is based on the ground gas monitoring results coupled with the gas flow rate. These combined produces a Gas Screening Value (GSV). Where no flow is recorded a flow rate of 0.1l/hr is assumed.

The worst case GSV can be taken from the highest flow rate recorded over the visits (0.1l/hr) along with the greatest volume of CO_2 (2.20%, BH05 on the fifth visit). Based on these figures the worst GSV has been calculated as 0.0022(l/hr) and compared to Table 1 below.

TABLE 1: NHBC TRAFFIC LIGHT SYSTEM (FROM CIRIA C665)

Traffic light classification	Methane		Carbon dioxide	
	Typical max concentration (% v/v)	Gas screening value (litres/hr)	Typical max concentration (% v/v)	Gas screening value (litres/hr)
Green				
Amber 1	1	0.16	5	0.78
Amber 2	5	0.63	10	1.56
Red	20	1.56	30	3.13

The gas concentrations from the monitoring visits would place the site in the **NHBC Green** category. Table 2 shows the protection measures required.

TABLE 2: NHBC PROTECTION MEASURES

Traffic light classification	Protection measures required
Green	Gas protection measures not considered necessary.
Amber 1	Gas resistant membrane & ventilated sub-floor void to create permeability contrast to limit the ingress of gas into buildings. Gas protection measures should be as per BRE Report 414.
Amber 2	As Amber 1 but membrane should be installed by a specialist contractor; certification of correct installation is also required. Installation & certification 'package' is the ideal way to do this.
Red	Standard residential housing would be unacceptable without further risk assessment and/or possible remedial mitigation measures to reduce and/or remove the source of gas.

Radon

The site is not in a Radon Affected Area, as less than 1% of properties are estimated to be at or above the Action Level.

In accordance with the procedure described in BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings, no radon protection measures are necessary for new buildings or extensions on the site.

Yours sincerely,



Tom Littler
On behalf of Solmek Ltd.



SOLMEK

12-16 Yarm Road, Stockton on Tees, TS18 3NA
Tel: 01642 607083 Email: info@solmek.com

Figure Title

Site Location Plan

Project Number

S230223

Project Name

Simonside Arms, South Shields

Client

Date

DRG Number

Figure 1

Scale

1:5000 @ A4 [DO NOT SCALE]

Legend Key

Project Bounds - Project Bounds



SOLMEK
12-16 Yarm Road, Stockton on Tees, TS18 3NA
Tel: 01642 607083 Email: info@solmek.com

Figure Title

BH Location Plan

Project Number

S230223

Project Name

Simonside Arms, South Shields

Client

Date

DRG Number

Figure 2

Scale

1:750 @ A4 [DO NOT SCALE]

Legend Key

Locations By Type - BH

Project Bounds - Project Bounds

SOLMEK

GAS MONITORING RESULTS

Project number	S230223
Project name	Simonside Arms, South Shields
Client	Florence Property Dev Ltd
Visit no	1
Date	24/03/2023
Equipment	GFM 435 Gas Analyser
Operator	LO

Weather Conditions	Cloudy
Ground Conditions	Wet
Ambient Atmospheric Pressure	985
Regional Pressure Trend	Rising

Position	Flow	Pressure	CH4		CO2		O2 (% v/v)	CO (ppm)	H2S (ppm)	Groundwater Level (mbgl)	Depth to Base (mbgl)	Notes
			(% v/v)	GSV (l/hr)	(% v/v)	GSV (l/hr)						
BH01	0.1	985	0.0	0.0000	0.0	0.0000	20.2	0.0	0.0	1.02	3.00	
BH03	0.1	985	0.0	0.0000	0.9	0.0009	19.9	0.0	0.0	1.79	3.00	
BH05	0.1	985	0.0	0.0000	1.4	0.0014	18.9	0.0	0.0	Dry	3.00	

KEY

CH_4 = Methane, **CO_2** = Carbon Dioxide, **O_2** = Oxygen, **CO** = Carbon Monoxide, **H_2S** = Hydrogen Sulphide, **GSV** = Gas Screening Value (If no flow is recorded a value of 0.1 is assumed), ND = Not Detected, * = not measured, N/A = Not applicable, % = % by volume, mbgl = m below ground level, ppm = parts per million.

SOLMEK

GAS MONITORING RESULTS

Project number	S230223
Project name	Simonside Arms, South Shields
Client	Florence Property Dev Ltd
Visit no	2
Date	31/03/2023
Equipment	GFM 435 Gas Analyser
Operator	LO

Weather Conditions	Cloudy
Ground Conditions	Wet
Ambient Atmospheric Pressure	987
Regional Pressure Trend	Rising

Position	Flow	Pressure	CH4		CO2		O2 (% v/v)	CO (ppm)	H2S (ppm)	Groundwater Level (mbgl)	Depth to Base (mbgl)	Notes
			(% v/v)	GSV (l/hr)	(% v/v)	GSV (l/hr)						
BH01	0.1	987	0.0	0.0000	0.0	0.0000	20.3	0.0	0.0	1.08	3.00	
BH03	0.1	987	0.0	0.0000	0.8	0.0008	19.8	0.0	0.0	1.54	3.00	
BH05	0.1	987	0.0	0.0000	1.4	0.0014	18.0	0.0	0.0	2.20	3.00	

KEY

CH_4 = Methane, **CO_2** = Carbon Dioxide, **O_2** = Oxygen, **CO** = Carbon Monoxide, **H_2S** = Hydrogen Sulphide, **GSV** = Gas Screening Value (If no flow is recorded a value of 0.1 is assumed), ND = Not Detected, * = not measured, N/A = Not applicable, % = % by volume, mbgl = m below ground level, ppm = parts per million.

SOLMEK

GAS MONITORING RESULTS

Project number	S230223
Project name	Simonside Arms, South Shields
Client	Florence Property Dev Ltd
Visit no	3
Date	21/04/2023
Equipment	GFM 435 Gas Analyser
Operator	LO

Weather Conditions	Cloudy
Ground Conditions	Dry
Ambient Atmospheric Pressure	1015
Regional Pressure Trend	Falling

Position	Flow	Pressure	CH4		CO2		O2 (% v/v)	CO (ppm)	H2S (ppm)	Groundwater Level (mbgl)	Depth to Base (mbgl)	Notes
			(% v/v)	GSV (l/hr)	(% v/v)	GSV (l/hr)						
BH01	0.1	1015	0.0	0.0000	0.0	0.0000	20.4	0.0	0.0	1.30	3.00	
BH03	0.1	1015	0.0	0.0000	0.2	0.0002	20.3	0.0	0.0	1.02	3.00	
BH05	0.1	1015	0.0	0.0000	1.3	0.0013	19.1	0.0	0.0	1.80	3.00	

KEY

CH_4 = Methane, **CO_2** = Carbon Dioxide, **O_2** = Oxygen, **CO** = Carbon Monoxide, **H_2S** = Hydrogen Sulphide, **GSV** = Gas Screening Value (If no flow is recorded a value of 0.1 is assumed), ND = Not Detected, * = not measured, N/A = Not applicable, % = % by volume, mbgl = m below ground level, ppm = parts per million.

SOLMEK

GAS MONITORING RESULTS

Project number	S230223
Project name	Simonside Arms, South Shields
Client	Florence Property Dev Ltd
Visit no	4
Date	02/05/2023
Equipment	GFM 435 Gas Analyser
Operator	LO

Weather Conditions	Cloudy
Ground Conditions	Dry
Ambient Atmospheric Pressure	1028
Regional Pressure Trend	Steady

Position	Flow	Pressure	CH4		CO2		O2 (% v/v)	CO (ppm)	H2S (ppm)	Groundwater Level (mbgl)	Depth to Base (mbgl)	Notes
			(% v/v)	GSV (l/hr)	(% v/v)	GSV (l/hr)						
BH01	0.1	1028	0.0	0.0000	0.0	0.0000	20.6	0.0	0.0	1.30	3.00	
BH03	0.1	1028	0.0	0.0000	0.4	0.0004	20.1	0.0	0.0	1.05	3.00	
BH05	0.1	1028	0.0	0.0000	2.0	0.0020	19.0	0.0	0.0	1.70	3.00	

KEY

CH_4 = Methane, **CO_2** = Carbon Dioxide, **O_2** = Oxygen, **CO** = Carbon Monoxide, **H_2S** = Hydrogen Sulphide, **GSV** = Gas Screening Value (If no flow is recorded a value of 0.1 is assumed), ND = Not Detected, * = not measured, N/A = Not applicable, % = % by volume, mbgl = m below ground level, ppm = parts per million.

SOLMEK

GAS MONITORING RESULTS

Project number	S230223
Project name	Simonside Arms, South Shields
Client	Florence Property Dev Ltd
Visit no	5
Date	12/05/2023
Equipment	GFM 435 Gas Analyser
Operator	LO

Weather Conditions	Cloudy
Ground Conditions	Damp
Ambient Atmospheric Pressure	1025
Regional Pressure Trend	Falling

Position	Flow	Pressure	CH4		CO2		O2 (% v/v)	CO (ppm)	H2S (ppm)	Groundwater Level (mbgl)	Depth to Base (mbgl)	Notes
			(% v/v)	GSV (l/hr)	(% v/v)	GSV (l/hr)						
BH01	0.1	1025	0.0	0.0000	0.0	0.0000	20.5	0.0	0.0	1.32	3.00	
BH03	0.1	1025	0.0	0.0000	0.7	0.0007	19.2	0.0	0.0	1.00	3.00	
BH05	0.1	1025	0.0	0.0000	2.2	0.0022	19.0	0.0	0.0	1.65	3.00	

KEY

CH_4 = Methane, **CO_2** = Carbon Dioxide, **O_2** = Oxygen, **CO** = Carbon Monoxide, **H_2S** = Hydrogen Sulphide, **GSV** = Gas Screening Value (If no flow is recorded a value of 0.1 is assumed), ND = Not Detected, * = not measured, N/A = Not applicable, % = % by volume, mbgl = m below ground level, ppm = parts per million.

SOLMEK

GAS MONITORING RESULTS

Project number	S230223
Project name	Simonside Arms, South Shields
Client	Florence Property Dev Ltd
Visit no	6
Date	16/06/2023
Equipment	GFM 435 Gas Analyser
Operator	LO

Weather Conditions	Sunny
Ground Conditions	Dry
Ambient Atmospheric Pressure	1014
Regional Pressure Trend	Falling

Position	Flow	Pressure	CH4		CO2		O2 (% v/v)	CO (ppm)	H2S (ppm)	Groundwater Level (mbgl)	Depth to Base (mbgl)	Notes
			(% v/v)	GSV (l/hr)	(% v/v)	GSV (l/hr)						
BH01	0.1	1014	0.0	0.0000	0.0	0.0000	20.3	0.0	0.0	1.36	3.00	
BH03	0.1	1014	0.0	0.0000	0.6	0.0006	19.6	0.0	0.0	1.10	3.00	
BH05	0.1	1014	0.0	0.0000	1.5	0.0015	19.1	0.0	0.0	1.82	3.00	

KEY

CH_4 = Methane, **CO_2** = Carbon Dioxide, **O_2** = Oxygen, **CO** = Carbon Monoxide, **H_2S** = Hydrogen Sulphide, **GSV** = Gas Screening Value (If no flow is recorded a value of 0.1 is assumed), ND = Not Detected, * = not measured, N/A = Not applicable, % = % by volume, mbgl = m below ground level, ppm = parts per million.

UK BACKGROUND

Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *"identify and remove unacceptable risks to human health and the environment" and* to *"seek to ensure that contaminated land is made suitable for its current use".*

Part 2A uses a risk based approach to defining contaminated land whereby the "risk" is interpreted as *"the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land"* and by *"the scale and seriousness of such harm or pollution if it did occur".*

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *"for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters."*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *"land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health."*

Categories 3 and 4 *"encompass land which is not capable of being determined on such grounds".*

PRELIMINARY CONCEPTUAL MODEL

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)

Classification	Definition	Example
Severe	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in *significant harm*, damage or both.	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
Moderate	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
Mild	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
Minor	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	Moderate	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness ($CaCO_3$) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.

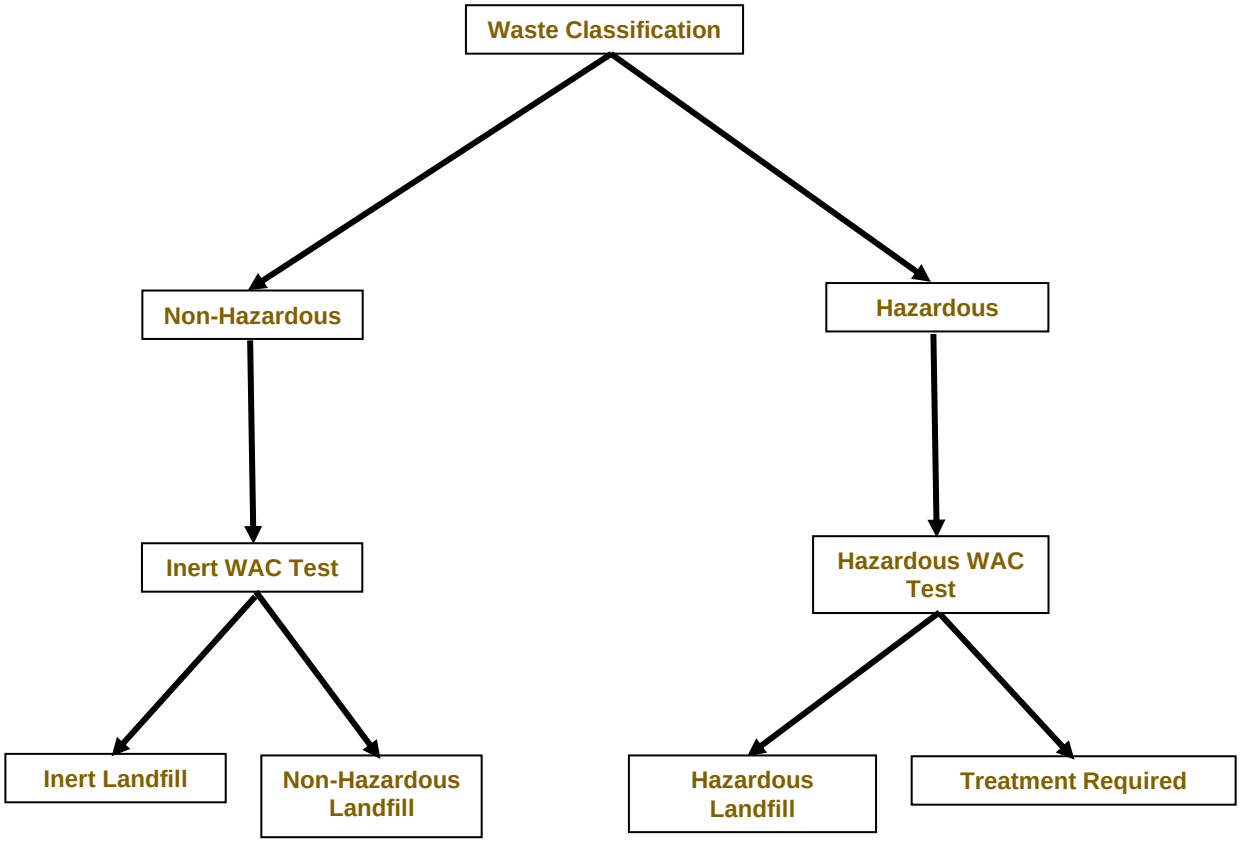
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3rd Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

	Pipe Material (Threshold concentrations in mg/kg)					
Parameter group	**PE**	**PVC**	**Barrier pipe (PE-AL-PE)**	**Wrapped Steel**	**Wrapped Ductile Iron**	**Copper**
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2023)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.