I have reviewed the Phase 1 desk study for land at Pall Mall/Silvester Road ref 11-11-01 Revision 0 dated November 2011.

I am generally satisfied with the contents of this report.  Although in  Section 4.5 I’m not too sure why enquiries were made to Sandwell Borough Council (!)

I have no objection to development proceeding, in accordance with the recommendations made in section 9, as detailed below – either Option 1 or Option 2.  All remedial measures must be completed suitably validated, and a validation report submitted for approval.

Furthermore it is recommended that an asbestos survey of the site is completed prior to redevelopment.

**Option 1**

(A) In lieu of a site investigation it is proposed to remediate the site assuming the site is impacted by elevated levels of contamination. The proposed remedial measures include:

1. Incorporation of a 600mm cover on all landscaped / garden areas

2. Incorporation of a geotextile at the base of the cover

3. Specification of water mains as PE/Al/PE

4. Laying of water mains in a remediated alignment where the mains runs through made ground

All of the above requirements would be negated by the removal of made ground across the site.

AND

(B) In lieu of gas monitoring, incorporation of gas protection

measures in line with Amber 1 of CIRIA C665.

OR:

**Option 2**

(A) On completion of the site clearance four trial pits will be excavated across the site. Samples from the made ground from each position will be analysed to the made ground suite in Table 13 above.  Remedial measures as required depending on outcome of the sampling exercise.

AND

(B) **Gas Monitoring**  - Install three gas monitoring wells in dynamic sampling boreholes. The wells will be monitored on six occasions over a three month period.

Doug Cridland
Waste & Contaminated Land Officer
Chorley Council

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