



**VISUAL INSPECTION
TAME BARN FARM**

GSL2922

VERSION 1

25 MAY 2023

FINAL

Prepared for:

Mr Philip Wiseman

Prepared by

GroundSolve Ltd

DOCUMENT CONTROL

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Project Engineer:	P. Windslow
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This report has been prepared by GroundSolve Ltd with all reasonable care and diligence, within the best practice and guidance current at the time of issue within the proposed redline boundary and proposed Site end use as presented by the Client.

This report is confidential to the Client and GroundSolve Ltd accepts no responsibility whatsoever to third parties to whom this report is presented.

Version No.	Description of Issue / Revision	Date of Issue	Author	Reviewed By	Approved By
1	FINAL	23/05/2023	Phillip Windslow Msc (Eng) FGS	Stefan Imiolczyk BSc (Hons) MSc FGS CEng MICE	Stefan Imiolczyk BSc (Hons) MSc FGS CEng MICE

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1 INTRODUCTION

GroundSolve Ltd was commissioned by Mr Philip Wiseman to undertake a visual inspection for contaminated land purposes for land at Tame Barn Farm (the "Site"), Newhey, OL16 3QQ (OS: 394380E, 412315N). The inspection was undertaken in order to identify any potential contaminated land constraints to the redevelopment of the site and to confirm under the National Planning Policy Framework whether the development is acceptable with regards to this.

1.1 Proposed Development

The proposed development comprises the conversion and extension of the current farmhouse to form 2no. dwellings and formation of hard and soft landscaping following the demolition of existing extensions and outbuildings. The Site Location and Boundary is shown in Figure 1 and the Proposed Development in Figure 2, see Appendix A.

1.2 Objectives

Planning Permission has been granted for the development (Planning Application number 21/01437/FUL) subject to several conditions. Condition No.14 states that:

'No work shall be undertaken on the barn, farm house or outbuildings until the building and surrounding areas have been inspected for visual/olfactory evidence of contamination and a report submitted to and approved in writing by the Local Planning Authority which shall contain the following information.'

The objective of this document is to present details of the site walkover, provide photographic evidence and recommendations for further work, should they be required.

2 SITE WALKOVER

GSL undertook a walkover of the site on the 22nd May 2023.

The site was accessed off the A640 Huddersfield Road, via a dirt track. The site itself comprised a stone farmhouse surrounded by several smaller outbuildings.

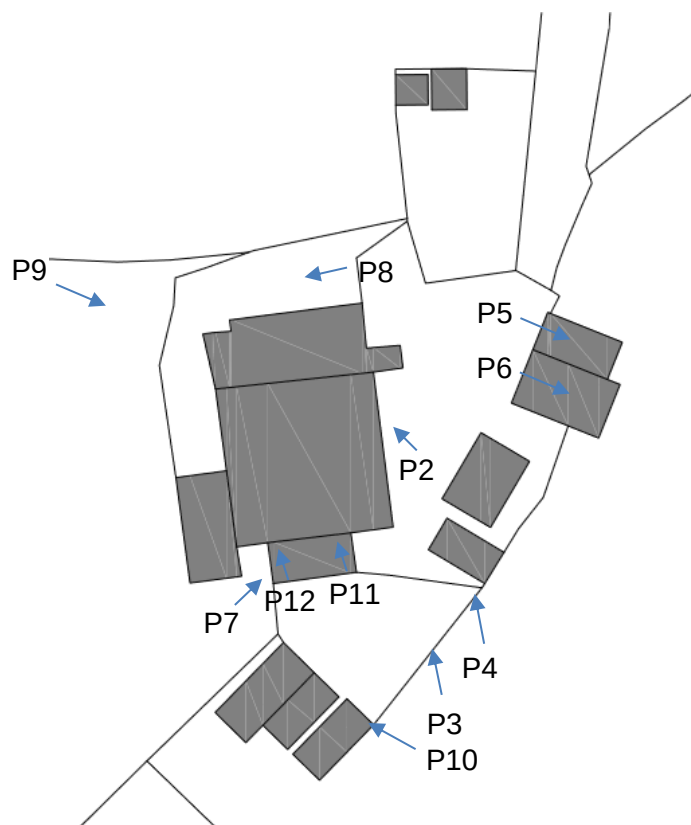
Several of the small outbuildings were noted to have cement bound asbestos roofs and guttering. The client is already aware of this and has made arrangements for their safe removal disposal.

No visual or olfactory evidence of hydrocarbon contamination was noted during the walkover, with no staining noted on the ground.

The ground across the site compromised of grassland, packed earth around the buildings and cobbles inside some of the outbuildings. No areas of ash, notable made ground or organics were observed.

No obvious signs of vegetative stress were noted.

Relevant photographs are presented below, together with a diagram showing the photograph locations:





Photograph 1: Track up to the site off Woodside / Huddersfield Road.



Photograph 2: Sandstone Farmhouse building with flagged small courtyard area.



Photograph 3: Outbuildings in poor repair and vegetation with no sign of stress.



Photograph 4: The majority of the outbuildings had what appeared to be corrugated asbestos cement roofs.



Photograph 5: The outbuildings appear to have been used to store household waste in the east of the site.



Photograph 6: Interior of one of the outbuildings showing packed earth floor.



Photograph 7: A number of containers were noted around the site. These appear to be for storing water for livestock.



Photograph 8: Path to the rear of the farmhouse building. Building shows no evidence of a gas grid connection or presence of any oil tank(s).



Photograph 9: Rear of the farmhouse.



Photograph 10: Outbuildings present in the south of the site appear to have been used to shelter livestock.



Photograph 11: Packed earth floor beneath the hay within the outbuilding. Mossy stonework but no sign of efflorescence or chemical attack.



Photograph 12: Stains on flagged floor not of hydrocarbon origin.

3 CONCLUSIONS AND RECOMMENDATIONS

3.1 Site Assessment

GSL attended site on the 22nd May 2023. No visual or olfactory evidence of contamination was noted within or surrounding the buildings onsite. There was no evidence that hazardous materials or potential contaminants had been stored onsite.

The site appeared to have predominantly been used for the storage of limited amounts of household waste (predominantly cardboard) and for shelter for animals. No fuel tanks were noted onsite.

No signs of vegetative stress or chemical attack were noted.

Potential asbestos containing materials were noted on several of the outbuildings.

3.2 Asbestos Containing Materials

The client is aware of the presence of potential ACMs onsite and it is understood that these are to be safely contained and removed by others.

The works should be undertaken in compliance with all relevant regulations, guidance and legislation. As outlined within the HSE publication "Successful Health and Safety Management - HSG65" this report should inform your development of safe systems of work and information as an input into the safety management system. The risk posed by ACMs can be managed by careful procedures and dampening down to reduce the risk of airborne fibres, and it is recommended that an appropriate 'Asbestos Management Strategy' is developed and adopted for the works.

Care must be taken to ensure that the removal does not lead to the contamination of ground in the surrounding area with dust and fibres.

Details of the removal should be provided to the Local Authority, including provision of waste transfer documents.

3.3 Unexpected Contamination

Whilst significant contamination is not anticipated, there is always the potential that the proposed redevelopment could encounter previously unrecorded hotspots of contaminants. These should be assessed and mitigated in accordance with current good practice.

A 'watching brief' is to be maintained by the Principal Contractor during all earthworks at the site. This will enable any previously unidentified contamination on the site to be dealt with in an appropriate manner. Should any unusual ground conditions, visual or olfactory evidence of contamination (including asbestos containing material) be encountered at the site, GSL and the Local Authority should be informed and further assessment may be required.

4 REFERENCES

BRE SD1 (2005). Concrete in Aggressive Ground. Special Digest 1 (revised edition). IHS BRE Press, Bracknell.

BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice. British Standards Institution, London.

BS5930:2015+A12020 Code of practice for ground investigations BSI

CIRIA Rep R 132 (1996) A Guide for Safe Working on Contaminated Sites. Report 132, CIRIA, London.

CIRIA C552 (2001) Contaminated land risk assessment. A guide to good practice (report no. C552).

Contaminated Land: Applications in Real Environments (CL:AIRE) (2011) Definition of Waste Code of Practice (version 2).

Department of Environment Food and Rural Affairs (DEFRA) (2012) Environmental Protection Act 1990:Part 2A Contaminated Land Statutory Guidance (report no. PB13735).

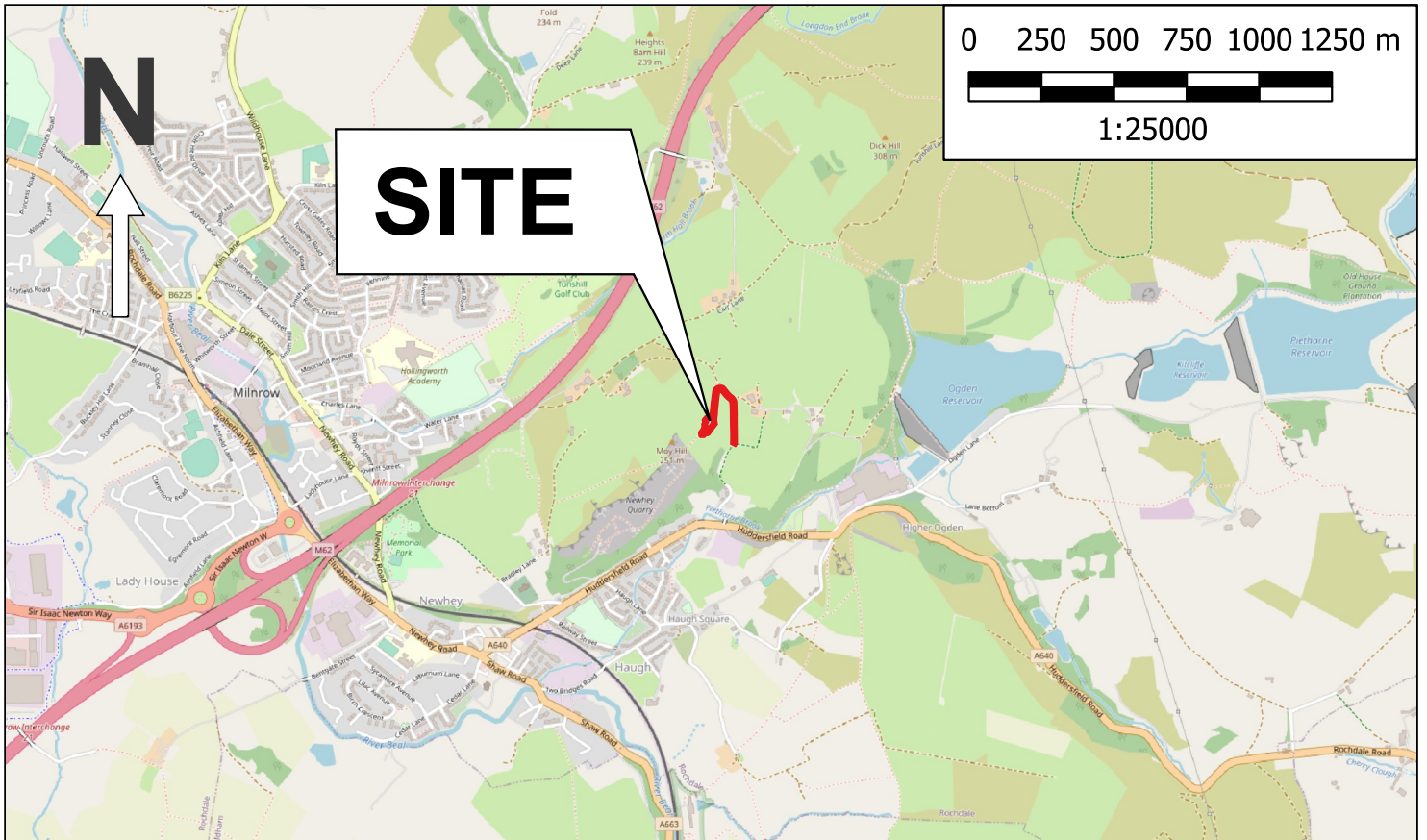
Health and Safety Guidance (HSG) 65 (2013). Managing for Health and Safety (HSG65)

Land Contamination Risk Management (LCRM) Environment Agency October 2020
<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

5 DEFINITIONS

AOD	Above Ordnance Datum
bgl	Below ground level
BGS	British Geological Survey
BRE	Building Research Establishment
CBR	California Bearing Ratio (test)
COMAH	Control of Major Accident Hazards (regulations)
DQRA	Detailed Quantitative Risk Assessment
DWS	Drinking Water Standard
EQS	Environmental Quality Standard
GAC	Generic Assessment Criterion
GQA	General Quality Assessment (Environment Agency)
GQRA	Generic Quantitative Risk Assessment
GSV	Gas Screening Value
HCV	Health Criteria Value
IPPC	Integrated Pollution Prevention and Control (regulations)
NGR	National Grid Reference
NIHHS	Notification of Installations Handling Hazardous Substances (regulations)
OS	Ordnance Survey
ppm	Parts per million
ppmv	Parts per million by volume
SAC	Special Area of Conservation
SPZ	Source Protection Zone
SSAC	Site-Specific Assessment Criterion
SSSI	Site of Special Scientific Interest

APPENDIX A - DRAWINGS



KEY



Site Location

(C) OpenStreetMap Contributors

Sampling locations and features annotated are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor.

Client: Mr Philip Wiseman				Title: Site Location and Boundary		
Site: Tame Barn Farm, Newhey				 Consulting Geotechnical Engineers		
Job No.: GSL 2922	Drawn By: PW	Checked By: SI	Drawn: May 2023	Scale (see scale bar): 1:25,000 @ A4 1:750 @ A4	Figure: 1	Revision:



(C) OpenStreetMap Contributors

Sampling locations and features annotated are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor.

Client: Mr Philip Wiseman				Title: Proposed Development		
Site: Tame Barn Farm, Newhey				Scale (see scale bar): 1:25,000 @ A4 Figure: 2 Revision:		
Job No.: GSL 2922	Drawn By: PW	Checked By: SI	Drawn: May 2023			
				 GroundSolve Ltd Consulting Geotechnical Engineers		