



Contaminated Land Solutions

Environmental
consultants
delivering practical
contaminated land
and flood risk
solutions designed
to address the
specific needs of
the project.

GO CLS At A Glance



Managing Director

Managing Director, Peter George: A chartered civil engineer, has worked for contractors, the public sector and consultants, involved in all aspects of project delivery. For the last fifteen years he has concentrated on contaminated land and flood risk.

Services

Contaminated Land, Phase 1 Desktop Studies, Remediation Strategies, Verification Reports, Flood Risk, Land Gas Monitoring, Vapour Monitoring, Geo-environmental Investigations, Drainage Strategies and SuDS Maintenance Plans

Experience

The directors have a combined 50 years industry experience, enabling them to bring a rounded practical approach to projects. GO provides its services in England, Scotland and Wales.

Qualifications

Our highly qualified team are ready to ensure the optimum outcome for your project.

Projects

Previous projects include residential from single properties to over 100 units, commercial & retail, former petrol filling stations, farmland and industrial sites.

Clients

Projects are undertaken for and on behalf of developers, contractors, housing associations, local authorities, architects, project managers and private individuals.

Testimonials

“...your speedy help and assistance has been enormously appreciated.” See more comments from some of our satisfied clients.

Managing Planning Condition Discharge

We have produced a flowchart to illustrate the process and maintain a Planning Condition Discharge Schedule on the more complex projects to enable the team to monitor progress.

Managing Director



Peter George - Managing Director Eur Ing, B Eng, Dip EM, C Eng, MICE, MCMI, FRSPH



On graduating he worked in Southern Africa before returning to the UK where he has worked for contactors, the public sector and consultants, gaining a wide experience.

Joining Mitchell McFarlane in 1994 he rose to become a senior associate. From the start he was involved in their environmental work developing an Environmental Services team involved in the redevelopment of contaminated land.

Projects included both commercial and residential end use, on sites as diverse as former hospitals, water treatment plants, petrol filling stations and scrap yards.

Specific projects include a superstore in Chichester with a mechanically vented void to manage gas from the underlying landfill, a multi-screen cinema on a former land fill site in Watford and the remediation and redevelopment of a former Firestone tyre factory, Lisbon, Portugal to create the largest factory retail outlet in Europe, with nearly 1M sq ft of retail and leisure. In 2003 he founded GO Contaminated Land Solutions, in order to specialise in investigating, appraising and advising on remediation of contaminated land.

Our Vision

To act with integrity, provide our clients with cost effective practical advice and contribute to creating safe places for people to live and work and where nature can flourish.

With a growing team from a variety of backgrounds we are able to bring together a breadth of experience to ensure the optimum outcome for your project.

Phase 1 (Desktop) Reports

Completed in accordance with the statutory guidance and best practice, reports include a site walkover, an assessment of past and current land use both on and off-site, the geology of the area as well as the ground and surface water.

This information is then used to develop a site specific conceptual model and risk assessment from which conclusions can be drawn and recommendations made. The report may recommend that a phase 2 intrusive investigation is undertaken in order to confirm that the development may be safely used for the proposed purpose.

The report should be submitted to the relevant local authority and possibly the Environment Agency as well as other stakeholders in the project for assessment prior to undertaking any further works or investigations. A well researched Phase 1 Environmental report will enable the Phase 2 investigation to be targeted at the areas of concern and avoid unnecessary testing and investigation.



Phase 2 Intrusive Investigations/Geo-environmental investigations

If the Phase 1 Environmental Report indicates potential contamination then a Phase 2 investigation is designed and implemented. Investigations range from near surface soil sampling to those requiring trial pits and boreholes to obtain soil or groundwater samples at depth and to monitor for land gas or vapours.

Longer term sampling or monitoring may be required to track changes due to rising or falling groundwater levels and atmospheric pressure. The scope of works will depend on the size of the site, the nature of the contamination and the proposed end use.

Any geotechnical investigation for foundation, road and drainage design can be undertaken as a part of this investigation.

The aim of the investigation is to ensure that sufficient information is gathered to enable a cost effective remediation strategy to be developed.



Land gas monitoring/Vapour monitoring

We have equipment for monitoring boreholes for land gas, methane and carbon dioxide. We have a PID (photo-ionization detector) monitor for identifying the presence of volatile organic compounds.

We also have a low flow meter and pump which can be used with a sorbent tube to identify the exact nature and quantity of volatiles present. This can be used to monitor boreholes or for non-intrusive monitoring within a building.

Remediation Strategies

To minimise costs this needs to be prepared as early as possible so that if necessary the scheme can be modified to minimise remedial works.

Remediation may require removal of the contaminated soil, on site treatment or the introduction of a barrier between the contaminants and site users. A suitable barrier might be a membrane, a hard surface such as block paving or asphalt or a suitable depth of clean soil. On many sites elements of all these approaches are used to create a cost effective solution. Any remediation strategy needs to be approved by local authority.

Monitoring

The local authority or the Environment Agency may require independent confirmation that the Remediation Strategy had been implemented correctly.

We recommend that we attend site at key points during remedial works to ensure records are in place so that the verification report can be completed speedily and without the potential for additional costs due to delays to planning condition discharge.

Verification Reports

These include all the information required to demonstrate that the site has been cleaned up in accordance with the appropriate legislation and as specified in the Remediation Strategy and is therefore suitable for the proposed use.

It will include chain of custody documentation for materials removed from site, test results from materials remaining and brought to site and all the other monitoring data.

The local authority, Environment Agency, project funder or purchaser may all want to see the report to be assured that the land is suitable for the existing or proposed use.

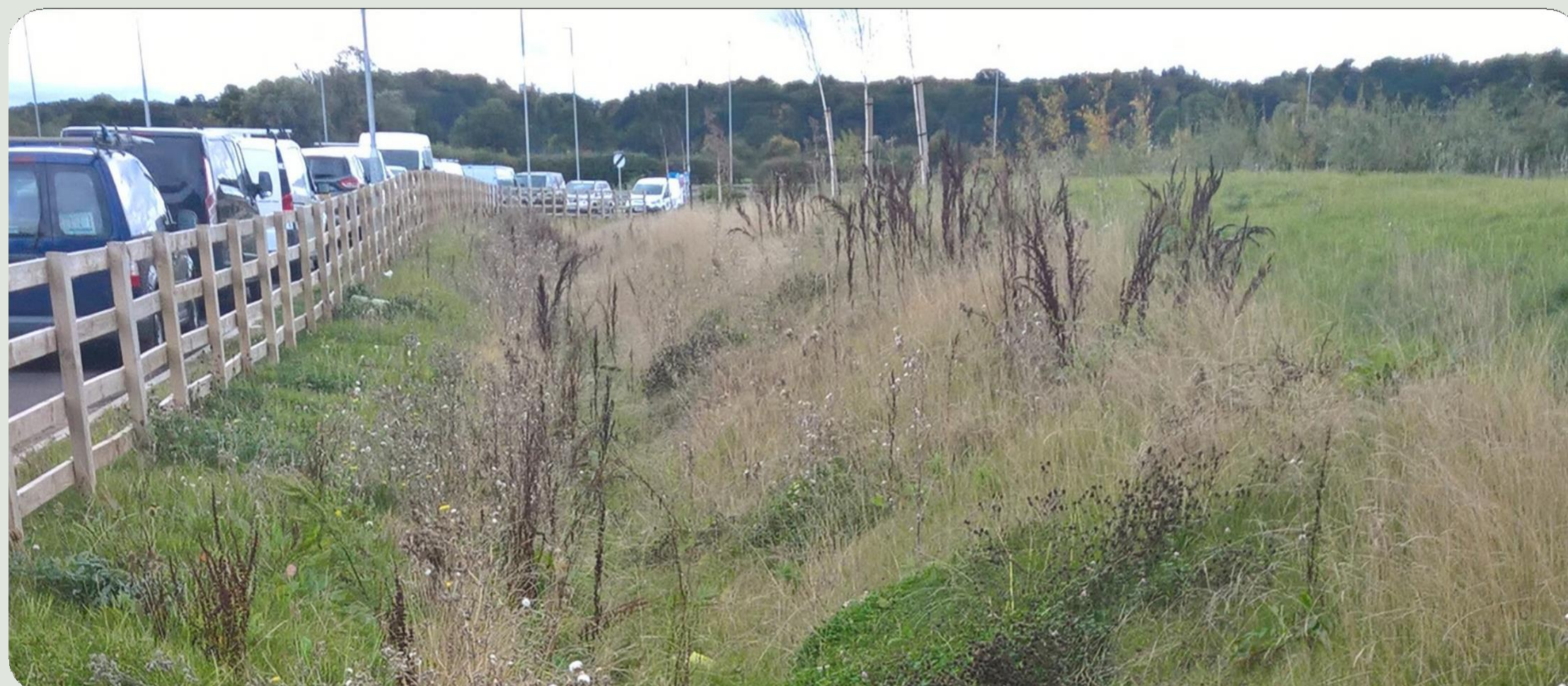
Services

Flood Risk & Drainage

Flood Risk Assessments & Basement Impact Assessment

Qualitative flood risk assessments can be undertaken for existing and proposed developments. As part of the process the level of risks from flooding due to surface water, sewers and groundwater, rivers, seas, reservoirs and canals are assessed.

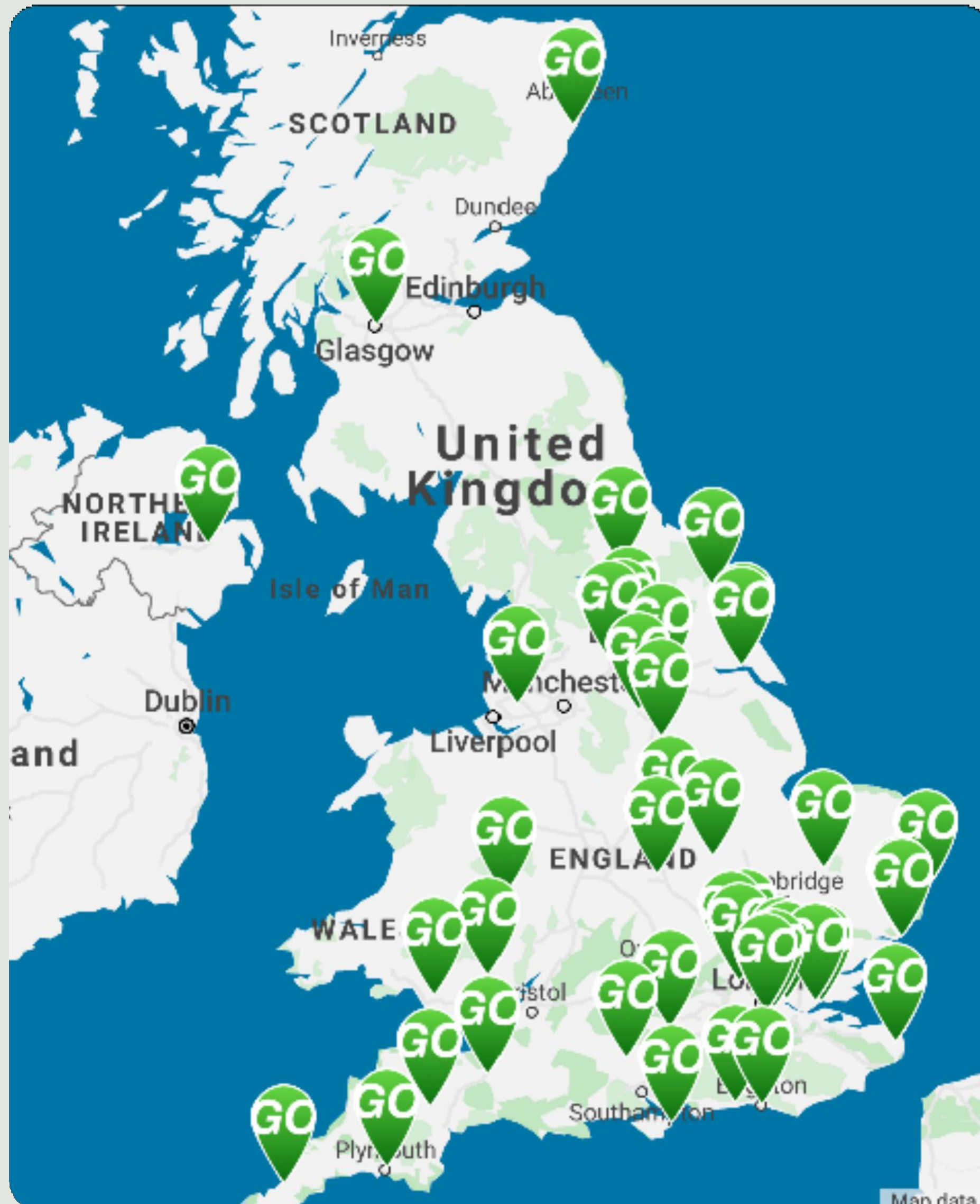
If the site is potentially subject to flooding the development may be able to proceed if suitable flood protection measures and water resilient and resistant construction are incorporated. Basement Impact Assessments are undertaken for new or extended basements.



Drainage Strategies and SuDS Maintenance Plans

Drainage strategies and SuDS maintenance plans can be produced separately or to accompany the flood risk assessment. Percolation tests are undertaken to provide the data for the drainage strategy.

Experience



With a background in the design and delivery of civil and structural aspects of projects we differentiate ourselves from other environmental consultants by offering practical environmental advice that provides an optimum solution for the project.

The Company has been operating since 2003 and has since steadily grown in size.

Areas of Operation cover England, Scotland, Wales & Northern Ireland.

Today we are strong in many fields, drawing on different experiences and expertise. While we have a great team we remain small enough to always deliver personal service.

We are an independent company with no shareholders, allowing us to remain in control and committed to delivering the most cost effective and sustainable solution for each project.

Qualifications



GO Contaminated Land Solutions
is a member of the Environmental Industries
Commission

Our Staff Are Various Members of
The Institution of Civil Engineers
The Chartered Management Institute
The Institution Of Environmental Sciences
Society of Brownfield Risk Assessors
United Kingdom Environmental Law Association

Health & Safety

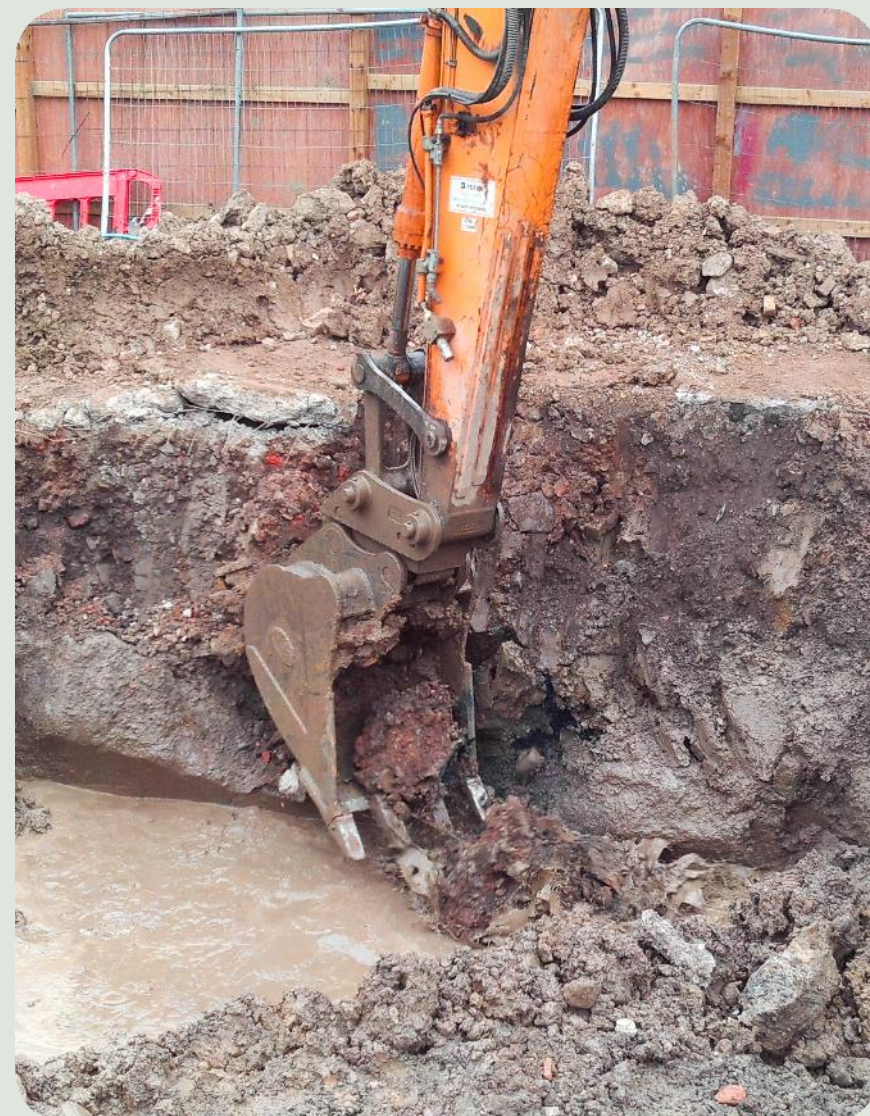
All staff undertake the three day First Aid at
Work course and have CSCS cards for working
safely on construction sites.

Projects



Bangrave Road, Corby

It was known that much of the site had been filled to a significant depth. After consultation with the client trial pits were excavated throughout the site to allow a visual inspection to determine the depth and nature of made ground. This information was used to augment the desktop study conceptual site model and to help assess the risks to sensitive receptors both on and off-site due to soil and groundwater contamination for the proposed commercial and light industrial park.



Brixton Hill PFS

This former petrol filling station, subsequently used as a car wash, was to be redeveloped with commercial premises at ground floor and flats above.

Some tank access covers were visible during the site walkover but there was very limited information on the number, size and location of underground tanks.

The initial intrusive investigation was kept as close to the site perimeter as possible and undertaken with the utmost care to avoid hitting unrecorded tanks. Due to the very restricted site verification had to be undertaken separately under each tank gradually working across the site.

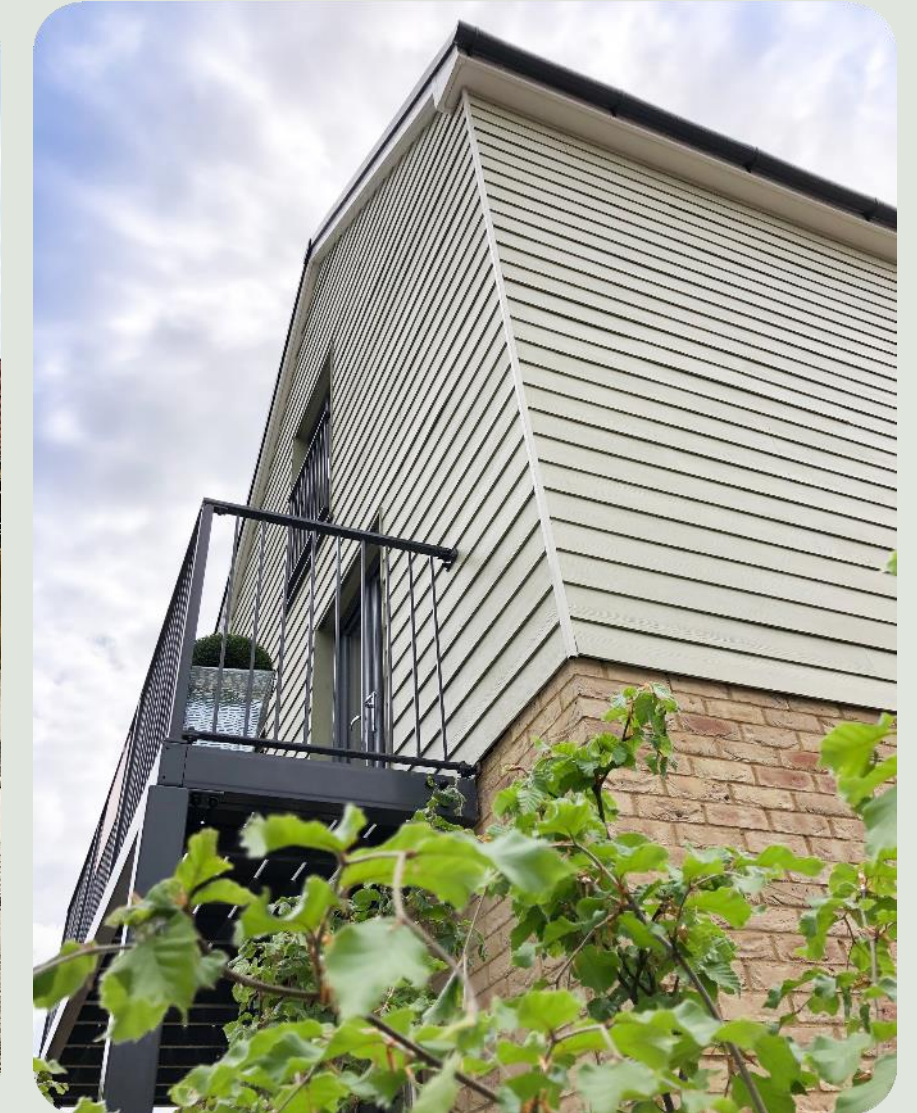
Projects



Trumpet Junction, Basingstoke

Some years previously this site had been filled for use as a bridge abutment for a flyover which was never constructed.

Our input included intrusive contamination testing, geotechnical advice on foundations, percolation tests, advice on cut and fill, rolling and compaction and undertaking plate bearing and Mexe Cone Penetrometer tests for roads and foundations.



Portlethen, Aberdeen

A report was required as part of the pre purchase due diligence for a chemical storage and distribution site in Aberdeen. On site were offices and chemical storage facilities with a number of external above ground storage tanks. A drainage ditch ran along the rear boundary.

Projects

Solar Farm, South Wales

The proposal was for the installation of up to 3.0MWp of ground-mounted solar photovoltaic panels on farmland, with the sheep permitted to continue to graze on completion.

The site has been filled with pulverized fly ash from a nearby power plant and there was the potential for this to enter the groundwater and the nearby Llynfi River. A desktop study was undertaken and a method statement prepared to address those risks identified in the conceptual model and risk assessment. Advice was also provided on ground stability during both construction and operation.



FRA Trident Hall, Greenwich

Trident Hall is located on the edge of the Maritime Greenwich World Heritage Site. Perhaps unsurprisingly, as it is only a few yards from the River Thames a Flood Risk Assessment was required for the proposal to convert it into a Hotel. The report was completed with flood mitigation guidance including resilient and resistant construction and a Flood Management Strategy.

Clients & Agents



DEVELOPERS

David Jones Associates Ltd
DHP Ltd
JF Project Consulting Ltd
Lexadon Property Group
Mantle Development
Netherdown (Herts) Ltd
Nodia Properties Limited
S E Property Development
Sterling Developments
Stonebourne Properties Ltd
Yellow Door Property

CONSULTING ENGINEERS

Axiom Structures Ltd
Buxton Associates
Clancy Consulting
Duffy Associates
Evolve Consulting
Gledsdale Associates
Green Structural Engineering
HL Engineers
Icon Design
Metabase
Paul Owen Associates

LAWYERS, BANKERS & SOLICITORS

Charles Taylor General Adjusting Services
Ince & Co LLP
Montrose Capital Ltd

HOUSING ASSOCIATIONS & ALMOs

Eastend Homes
Hounslow Housing
Sanctuary Group (London & SE)
Wandle Housing Association

PLANNERS, SURVEYORS & PROJECT MANAGERS

Porta Planning LLP
Anatolitis Associates
Calfordseaden
George Laurel & Partners
gfplaning Ltd
Iceni Projects
Kirsop and Co
Murphy Price Partnership
Partner Engineering & Science
Pure Real Estate Services Ltd
Risk Management
Spectrum Town Planning Consultant

CHARITIES

Groundwork London
Grow To Eat Well
Sustainable Merton
Transition Leytonstone
Trees for Cities

LOCAL AUTHORITIES

London Borough of Hounslow
Royal Borough of Greenwich
Three Rivers District Council

OWNERS & OPERATORS

Benedict School
Dartfordians RFC
Newpark Drilling Fluids International LLC
St Thomas A Becket School
Terraforma Roadways Ltd
Transwaste Ltd
Harding Cargo Handling

CONTRACTORS

ADL PROJECTS (LONDON) Ltd
Allenbuild – Places for People
Arvi Construction Ltd
AVZ GeoEng
Beamridge
Chelmer Site Investigation
Fastrack Site Investigations
Geoffrey Osborne Ltd.
Harvey Construction (Cheshunt)
headoffice3
Henry Construction
Kier Partnership Homes
Kingston landscape Group
Morespace Basements Ltd.
MTD Formwork Ltd
On Line Design

PROPERTY AGENTS

SHW (formerly Stiles Harold Williams)
Strutt & Parker

ARCHITECTS

ARC 3
Abode First
CDP Architecture
Crawford Partnership
David Miller Architects
DBL.O Associates Architects
Donald Insall Associates
Emmerson Architects Ltd
Francis Philips Architects
Green & Teggin Architects
Howard: Fairbairn: MHK
Incalmo Architects Limited
KCA architects
LBF Architects
Macallan Penfold Ltd.
MDR Associates
Miiodesign Ltd
Niche Architects LLP
Open Architecture
Re-creo Architecture
RG+P Ltd
RGP Architects
Risner Design
Robert Allerton Ltd
Russell+May Associates
Simon Gill Architects
Square Feet Architects
Stolon Studio Ltd

Testimonials



Dear Peter and the GO Team,
Thank you for your hard works and we are delighted that we now have a green light for our application.

Young-In Oh, Director,
Young-In Architects

We have built up a good relationship with GO Contaminated Land Solutions and used them on a number of projects and have always found their reports to be thorough, easy to understand and professional.”

Richard Newman, Partner,
Calfordseaden LLP.

Dear Peter, Many thanks for the reports, I will of course definitely consider you again and recommend you for future projects.

Thanking you for your co-operation in this matter. Best Regards

Scheuch Developments Ltd.

Thank you very much to the team at GO – your speedy help and assistance has been enormously appreciated by us.

Best regards,
Francis,
Salte London Ltd.

Good afternoon,
Hope you all well. Following from my conversation with the planning consultant, I am pleased to inform you that Luton Borough Council has now approved the above stated development subject to S106 and affordable housing. For your information, there were no objections and the application was supported by the committee members. I would like to take this opportunity to thank you everyone for your time and effort on this project. I look forward to working with you all again soon. Have a good week. Many thanks,

Eric Wong RIBA, Associate
MDR Associates

I have greatly appreciated and valued Peter's advice over the years and believe that he would be a useful addition to the team.

Alan Pemberton,
Clancy Consulting

Hi Peter, GO Contaminated Land Solutions are incredibly cost effective whilst providing a highly-professional and efficient service. Despite a limited timeframe and a challenging brief, they provided a comprehensive report which was immediately accepted by the local authority without any questions.

We'll certainly keep in touch and recommend them in the future. Many thanks,

Tim Spiller, Associate
Crawford Partnership

Dear Peter,
I also wanted to thank you very much for the assistance with 39 Waterloo Road, the planning has been finally granted, we received the decision notice yesterday.

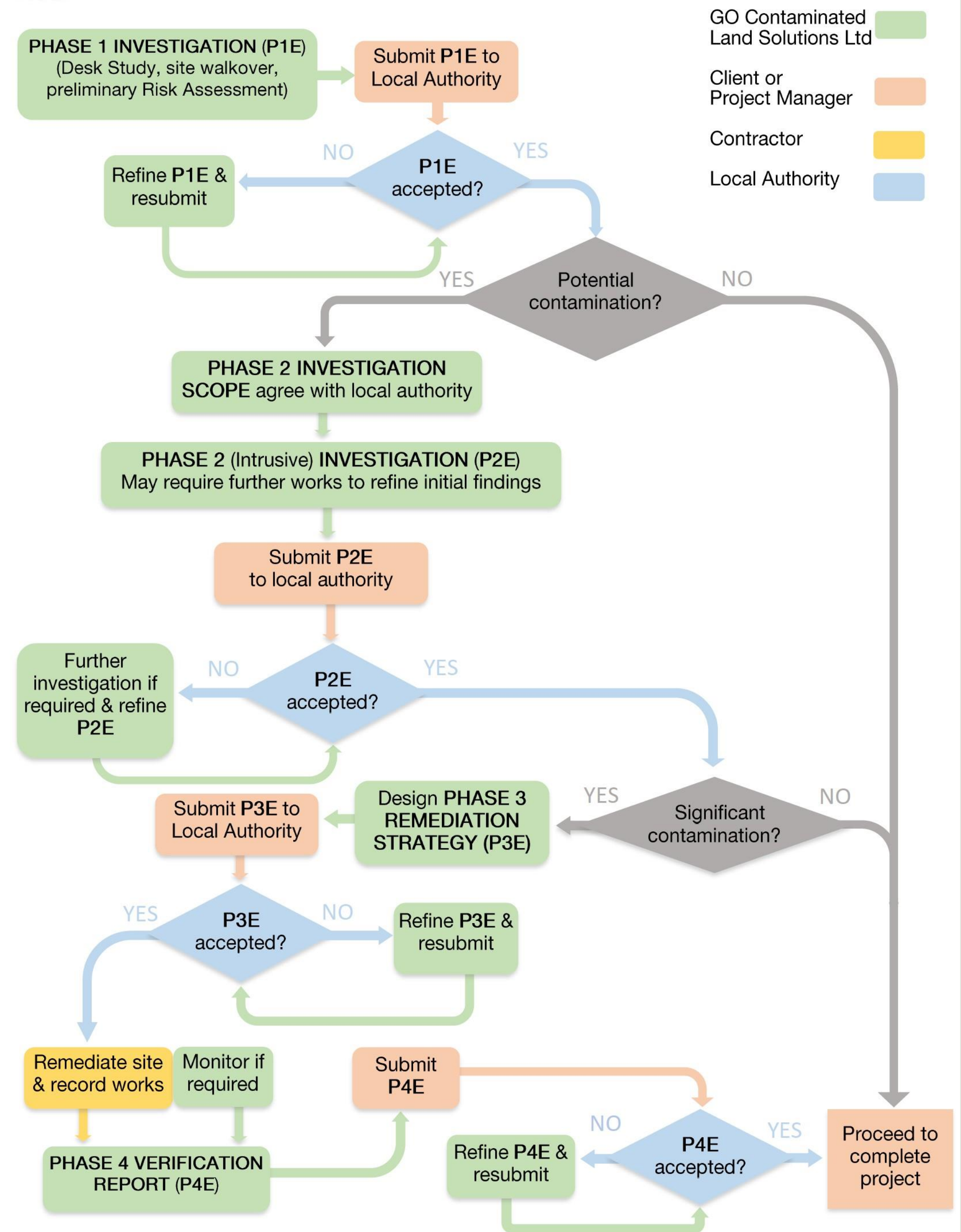
We will be in touch with further business

Eva Siskinova,
Dandi Living Limited


Flowchart

GO with the Flow

Your guide to the murky swamp of contaminated land



Planning Pg 1

Planning Condition Discharge Schedule				<div>Contaminated Land Solutions</div>			
Project Number		9999					
Project Name		Gas Works Lane, London					
Planning Ref.		2017/01444/GAS					
Documents to be Submitted By		Client, Project Manager or Planning Consultant					
Planning Condition extract	Investigation Phase	Report Reference	Report Status	Date Submitted to Local Authority	Date Condition Cleared	Condition Status	Notes
CONDITION 37 - No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials	Phase 1 desktop study	9999-P1E-1-A	complete	22/11/17	03/01/18	cleared	
CONDITION 38 - No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater	Phase 2 Scope of Works	9999-P2E-1-Scope					
CONDITION 39 - no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified; include a revised conceptual site model based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment.	Phase 2 Intrusive Investigation	9999-P2E-1-B	con.				

If required we will prepare a schedule showing which reports or investigations are required for discharge of each planning condition or part thereof in order to keep all members of the project team fully informed.

We can also take responsibility for submission of reports and obtaining discharge of the relevant planning conditions.

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We can also take responsibility for submission of reports and obtaining discharge of the relevant planning conditions.

Planning Pg 2

CONDITION 40 - Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the quantitative risk assessment.	Phase 3 Remediation Strategy	9999-P3E-1-Draft	in hand			to be addressed	
CONDITION 41 part 1 - Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane.	Phase 4 Verification Report		awaiting instruction			to be addressed	
CONDITION 41 part 2 - If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council.	Unexpected contamination		as phase 4			to be addressed	Not anticipated. To be addressed if required, otherwise verification report to state none found
CONDITION 42 - Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist.	Long term monitoring		as phase 4			to be addressed	Not anticipated. To be addressed if required.

Community



The team has worked at the local Sydenham Garden, a charity that supports mental health in the community.

You can support them at www.sydenhamgarden.org.uk

