

Reference: LET-ATK-PM-08Z-XXX-XXX-0-0001

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Planning Policy and Decisions Team
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FAO: [REDACTED]

14/12/2012

Dear [REDACTED]

Project: Olympic Park – LOCOG Validation Reporting
Subject: Consolidated Validation Report, Planning Delivery Zone 8

Introduction

Previous discussions between the London Organising Committee of the Olympic and Paralympic Games (LOCOG) and the London Legacy Development Corporation Planning Policy and Decision Team (LLDC PPDT) have confirmed that Consolidated Validation Reports (CVRs) are to be submitted for the peripheral Planning Delivery Zones (PDZs) 8, 9, 11, 12, 14 and 15 where LOCOG works were undertaken. This letter report provides the CVR for the LOCOG works in PDZ8 and includes a high level summary of the following:

- the LOCOG works completed within PDZ8;
- any alteration to the marker layer / human health separation layer within PDZ8;
- any Permit to Proceed applications that have been completed;
- resolution of residual list remediation items that have been carried forward from the Olympic Delivery Authority (ODA) works and details of any residual items that need to be carried out by LLDC.

The information collated herein is submitted to LLDC PPDT pursuant to Condition OD.0.36 ('Protection and Validation of Remediation') of the 2007 Olympic, Paralympic and Legacy Transformation Planning Applications: Facilities and their Legacy Transformation Planning Application (ref: 11/90312/VARODA).

Condition OD.0.36 states:

'Validation of the Remediation Works for the purposes of human health protection must be provided within two months of completion of the Final Build Layer within any Construction Zone. When all works for the protection of human health are completed within each Planning Delivery Zone, a consolidated validation report, drawing together the Construction Zone validations, shall be submitted to the Local Planning Authority. This shall include topographic mapping of the final finished ground levels.'

Works Completed within PDZ8

LOCOG works within PDZ8 were both temporary and superficial in nature and involved the installation of temporary cabins, tent structures and temporary crowd flow barriers during the Olympic and Paralympic Games. Figure 1 shows the location of the site and the extent of the works covered by this letter. Both the tented structures and the cabins on site provided a combination of temporary welfare facilities (port-a-loos) for use by spectators and officials, and security screening areas for both vehicles and pedestrian traffic entering the Olympic Park. Within PDZ8 there were a total of four screening areas as illustrated on Drawing ATK-C-XX-08-CDM-PL-00-8401 entitled Pudding Mill Lane VSA Road Marking Layout, which included:

- Pudding Mill Lane Vehicle Screening Area
- Sponsors Transport Mall
- Southern Pedestrian Screening Area; and
- Warton Road Vehicle Screening Area

In addition, drawing ATK-C-XX-08-CDM-PL-00-8001 shows specific detail of the Warton Road Vehicle Screening Area Road Marking Layout.

LOCOG inherited the site from the ODA who completed works to final finish level, including a section in CZ8b former Murphys Yard, where ODA completed the surfacing on instruction from LOCOG. Surfacing was predominantly tarmac hard standing, with retained vegetation being present on the eastern perimeter of the CZ8c site. Spectators who used the Transport Hub during the Games were 'managed' via crowd barriers with access restricted to the hard standing pavement areas and via steps onto the Greenway to the Greenway Gate. Given the temporary nature of LOCOG's work, the tarmac hard standing was not penetrated by either the cabins or tent structures, although pegs of various sizes were used to anchor the temporary tented structures, depending upon the size of the structure. The photographs presented in Appendix A highlight the site condition during LOCOG's tenancy of the site prior to and during the Olympic and Paralympic Games. Following completion of both the Olympic and Paralympic Games the aforementioned temporary above ground structures were removed from site without further penetration of the hard standing. Given site levels have not been altered during LOCOG's tenure then the existing topographic survey presented in the ODA Stage 2 Follow-On Projects CVR for PDZ8 (ref: REP-ATK-PM-08Z-ZZZ-ZZZ-Z-0001, Application 12/00053/AOD) is still applicable.

In addition to the above, the cabins all had a void beneath them such that they were compliant with the requirements of the PPDT approved LOCOG Site Wide Remediation Method Statement (ATK-ES-O-XX-XX-ALL-MST-XX-0001, Decision Notice 12/90179/AODODA). The cabin floors are designed so as to be protected by a continuous steel sheet, with approximately 100mm of void space beneath the cabin floor allowing for natural ventilation. This void provides an effective barrier to prevent any potential receptors from being impacted by soil gas or vapour migration from the underlying ground during short-term use of the facilities.

Marker Layer and Human Health Separation Layer Amendments

As no penetration of the surface hard standing was undertaken as part of LOCOG's work then neither the human health separation layer (HHSL) nor the underlying marker layer have been disturbed by LOCOG. Further, no fill materials were imported by the project and, therefore, no assessment or submission to support a Quality of Imported Fill planning condition discharge is required. As such, the condition of the HHSL and marker layer remains as detailed within the ODA Stage 2 Follow-On Projects CVR (ref: REP-ATK-PM-08Z-ZZZ-ZZZ-Z-0001, Application 12/00053/AOD).

Permit to Proceed

Given that no penetration of the surface hard standing was undertaken as part of LOCOG's works no Permit to Proceed applications were specifically raised by LOCOG in PDZ8. This has been checked and confirmed by the Permit to Proceed team on the Olympic Park. A site wide PTP was issued for the installation of tent pegs and earthing rods, but again the Permit to Proceed team has confirmed that these site wide permits have also been closed out by LOCOG.

Residual List of Remediation Items

Table 1 in Appendix B below presents the residual actions identified at the end of the ODA stage of the project, as summarised within the PDZ8 Follow-on Projects (Stage 2) CVR. The table below summarises the works undertaken by LOCOG to address these actions.

Summary

This PDZ8 CVR concludes that, based on the information made available and presented in this report, the works on PDZ8 have not broken the existing ground and any temporary structures present on site have been subsequently removed following completion of the Olympic and Paralympic Games. As such, the LOCOG works have not impacted the existing remediation completed by ODA or compromised the SSRS design. It is on this basis that this PDZ8 (Stage 3)

CVR seeks to discharge LOCOG's obligations under Condition OD.0.36 of the Facilities and Their Legacy Transformation Planning Application.

Residual remedial actions for completion during future works and / or restrictions to future development within PDZ8 are summarised in Table 1 within Appendix B. The incoming Project Teams should be cognisant of these residual actions together with the underlying assumptions of the SSRS design.

Yours sincerely

[Redacted signature]

[Redacted name]

Atkins Ltd.

cc.

[Redacted] (Atkins)
[Redacted] (Atkins)
[Redacted] (Atkins)
[Redacted] (Atkins)

APPENDIX A: Site Photographs

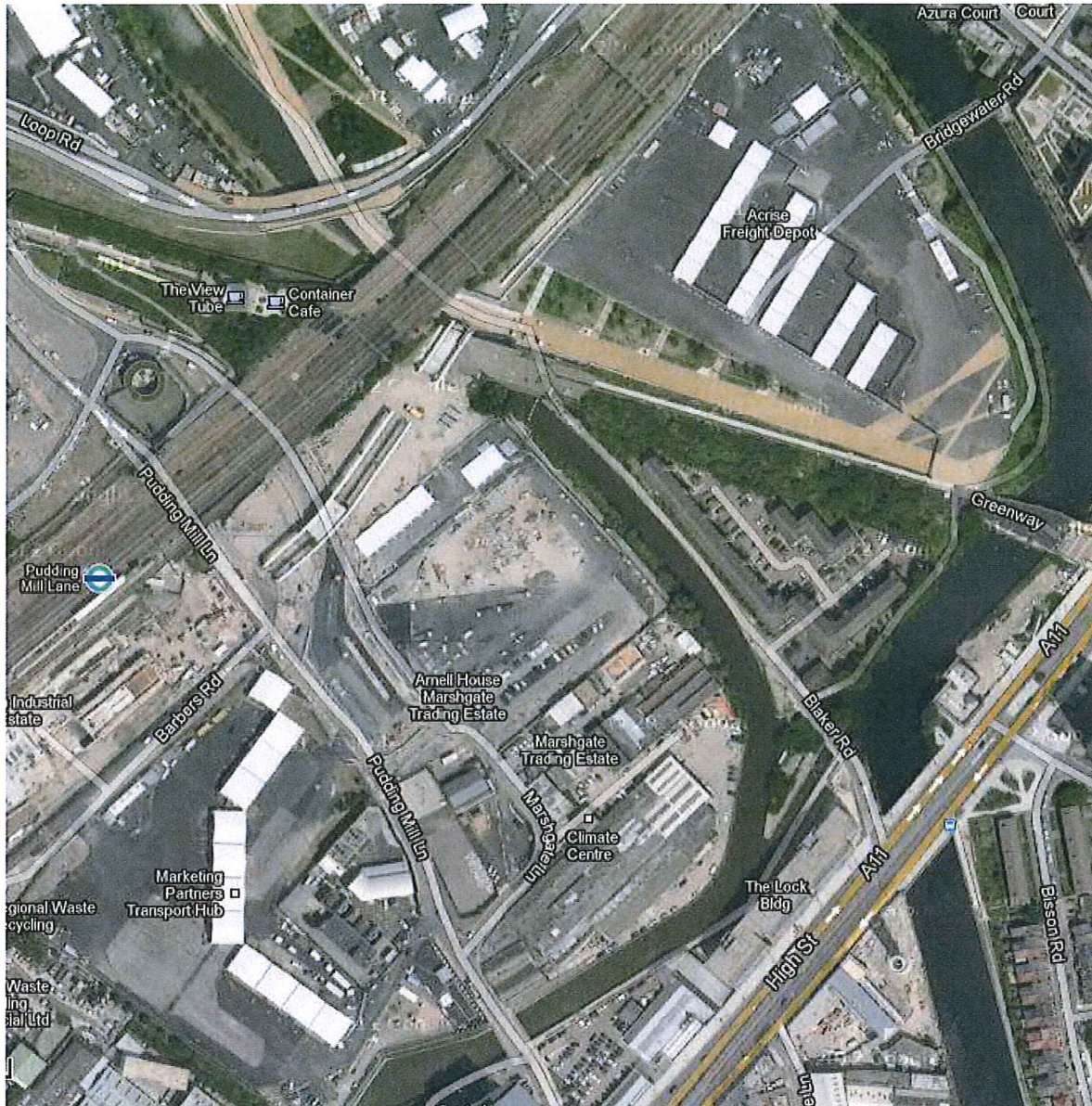


Plate 1: Aerial photograph of PD8

APPENDIX B: Outstanding Works Transferred to future Developers / Land Owners

Table 1: Outstanding Works transferred to Future Developers / Land Owners and Restrictions on
Future Works in PDZ8

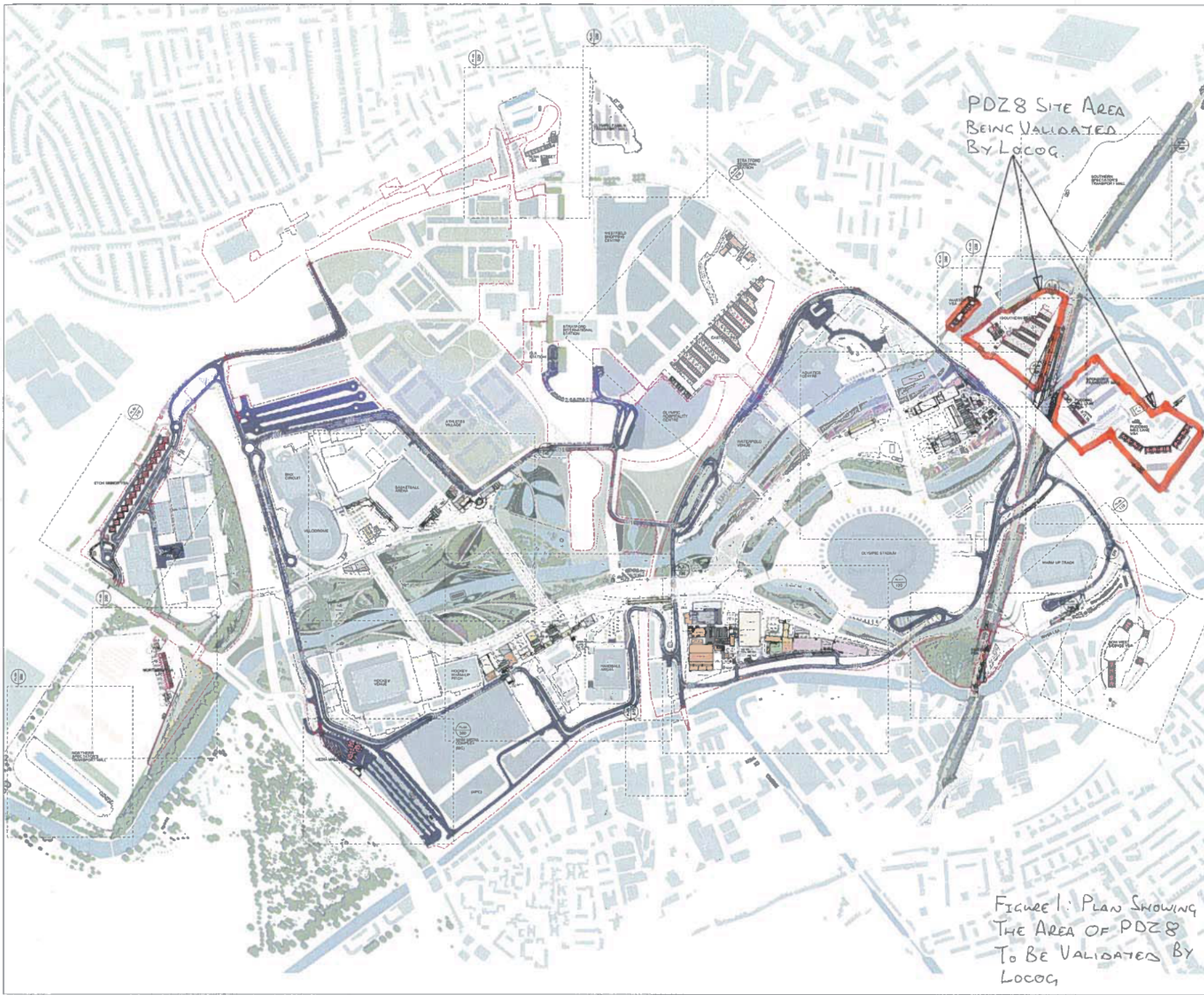
Item No.	Title	Site Specific Actions Required	Action Completed by LOCOG	Residual Action to be Completed
3.1	Completion of groundwater monitoring for the Southern Plume	Southern Plume groundwater monitoring across the southern part of the Olympic Park shall continue for a period of 12 months (commencing as soon as reasonably practicable Post Games). Although it should be noted that no specific groundwater monitoring shall be undertaken in PDZ8 the Southern Plume boreholes shall be retained in case the lateral extent of the monitoring needs to be expanded.	Not applicable	LLDC and future land owners and developers
3.2	FoP SSAC exceedance assessment / removal	There was an exceedance of benzo(a)pyrene identified within imported fill used as HHSL in the south of CZ8c by the ODA. It was deemed suitable for the Games use of hardstanding, but further assessment / consideration will be required post Games if the end use changes. Additional information is contained within the Skanska IS Validation Report for the Construction of Hard Landscaping, Soft Landscaping and drainage network in CZ8c. Further information regarding these exceedances are provided in the PDZ8 Stage 2 CVR.	Not applicable	LLDC and future land owners and developers
3.3	Excavation of soils at the Site	Future land owners and developers shall take appropriate health and safety measures to protect workers involved in excavation of soils. It is likely that a permitting system similar to PtP shall be implemented within the Olympic Park in post-Games mode in order to protect the existing remediation works that have been undertaken across the site.	LOCOG complied with the requirements of the Permit to Proceed system. All permits have been closed out for LOCOG in PDZ8.	LOCOG, LLDC and future land owners and developers.
3.4	Restrictions to remediation	Due to site constraints across certain portions of PDZ8 the remediation works could not be fully completed. The Retained Areas Risk Assessment Report, which assessed these areas has been updated via an addendum to detail any areas not remediated as part of the ODA works. Future developers need to consider what additional information or work may need to be carried out in these areas.	Not applicable	LLDC and future land owners and developers

Item No.	Title	Site Specific Actions Required	Action Completed by LOCOG	Residual Action to be Completed
3.5	Suitable infrastructure design	Future land owners and developers need to consider ground conditions when designing appropriate infrastructure, such as services, utilities and foundations. Infrastructure installed beneath the Marker Layer should assume ground conditions are impacted by chemical contamination and appropriate mitigation measures should be taken (e.g. use of barrier pipes for potable water, sulphate resistant concrete etc)	Not applicable	LLDC and future land owners and developers
3.6	Suitable methods to protect contamination pathways	In agreement with PDT the remedial designers have completed a Park-wide assessment of risks to controlled waters from removal of Alluvium. Future land owners and developers need to consider protection of contamination pathways as part of their earthworks design.	Not applicable	LLDC and future land owners and developers
3.7	Ground gas / vapour assessment	Future land owners and developers need to review requirements for ground gas / vapour assessment and potentially protection measures as part of the design process. It is noted that an area in CZ8a in particular is likely to require vapour membrane installation or further vapour monitoring.	LOCOG undertook a review of the potential ground gas/vapour risk as part of the installation process for tents and cabins as detailed in the LOCOG Site Wide Remediation Method Statement	LOCOG, LLDC and future land owners and developers.
3.8	Decommissioning / Protection of monitoring installations and facilities	Future land owners and developers will be responsible for either decommissioning of any monitoring installations and facilities no longer required for monitoring purposes, or the protection of any retained monitoring installations and facilities, required for ongoing monitoring.	Not applicable	LLDC and future land owners and developers
3.9	Future land use	Future land owners and developers shall ensure that areas designated for different land uses are not amended without reassessment of the soil conditions and that the Site is not used for growing edible crops or for private gardens without further assessment / remediation being undertaken.	Not applicable	LLDC and future land owners and developers.
3.10	Changes in final level	Any works by future land owners and developers involving a reduction of FFL will require a reassessment of the underlying soil and potentially additional investigation or remediation. The design levels used for the Enabling Works remediation assume that a minimum 600 mm thickness HHSL will be provided.	Not applicable	LLDC and future land owners and developers.

Item No.	Title	Site Specific Actions Required	Action Completed by LOCOG	Residual Action to be Completed
3.11	OPF removal	An easement associated with the OPF has meant that remediation and placement of Marker Layer and full HHSL has not been completed by ODA. The area of the OPF shall be assessed and corrective actions undertaken to complete the remedial design as part of the Legacy / Transformation phase.	Not applicable	LLDC and future land owners and developers.
3.12	Piling Risk Assessments	Piling risk assessments will be required for any future structures that required piled foundations on the site.	Not applicable	LLDC and future land owners and developers.
3.13	Invasive Species Monitoring	Ongoing monitoring for invasive species adjacent to river bank will be required. The location of invasive species requiring ongoing monitoring is shown in the PDZ 8 Stage 2 CVR.	Not applicable	LLDC and future land owners and developers.
3.14	River Wall Integrity	Future development must maintain integrity of river wall to prevent potential direct pathways to the river.	Not applicable	LLDC and future land owners and developers.
3.15	Placement of Marker Layer and separation layer	FoPs were required to provide survey plans within two months of completion of the entire HHSL to demonstrate to the PDT an acceptable thickness of HHSL (600 mm thickness) was placed. If any residual areas of Marker Layer and separation layer require placement these shall be completed.	Not applicable	LLDC and future land owners and developers.
3.16	Radiological Materials	Radiological materials were previously encountered in the north of CZ8C. Whilst they were not encountered elsewhere on the site there still remains a potential risk of radiological materials being present.	Not applicable	LLDC and future land owners and developers.
3.17	Risk Assessments	Future land owners and developers shall complete appropriate risk assessments with respect to UXO, pathogens, asbestos, radiation, and ground gas / vapours when undertaking excavations and / or construction activities during their work.	Risk assessments were undertaken with regard to ground gas and vapour as detailed in the LOCOG Site Wide Remediation Method Statement.	LOCOG, LLDC and future land owners and developers
3.18	Validation reporting	Future works will need to be captured and recorded through the established validation process including further stages of Consolidated Validation Report production on a zonal basis.	This letter report details LOCOG's validation for PDZ8.	LOCOG, LLDC and future land owners and developers

Note: This table incorporates residual actions following completion of the ODA Enabling and Follow-on Project works and represents the status at the end of the Stage 3 consolidated reporting (hence the Residual Action Nos. 3.1 etc).

Those residual items which have been greyed out do not apply to the LOCOG works.



PDZ8 SITE AREA
BEING VALIDATED
BY LOCOG.



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- constituent groups & flows
- speakers
 - athletes/comp. man.
 - press
 - sponsors
 - olympic family
 - access control
 - secure perimeter fence
 - transport flow
 - operative flow
 - media road (inductive only)
 - speakers
 - field of play
 - broadcast
 - ceremonies
 - operations
 - transport
 - broadcast cable route
 - area pending decision (see adjacent note)

PLEASE REFER TO REVISION DRAWING SET FOR DETAILS OF REVISIONS

BSI	BSI Building Group, House 1, 90 Tottenham Court Road, London W1P 0LP	01 299 3019	01 299 3010
BSI	BSI Building Group, House 1, 90 Tottenham Court Road, London W1P 0LP	01 299 3019	01 299 3010
BSI	BSI Building Group, House 1, 90 Tottenham Court Road, London W1P 0LP	01 299 3019	01 299 3010
BSI	BSI Building Group, House 1, 90 Tottenham Court Road, London W1P 0LP	01 299 3019	01 299 3010
BSI	BSI Building Group, House 1, 90 Tottenham Court Road, London W1P 0LP	01 299 3019	01 299 3010

SAFETY: HEALTH AND ENVIRONMENT INFORMATION
Based on the use of specialized and competent contractors working to an approved method statement for enclosed spaces. Safety risks are listed below in the adjacent TWO LANGUAGE NOTES

Construction	C1
Construction	C2
Construction	C3
Maintenance	M1
Maintenance	M2
Construction / Demolition	D1
Construction / Demolition	D2
Construction / Demolition	D3



Common Domain
DRAWING TITLE
Overlay Site Plan
Ground Level

STATUS	PROJECT NO.		
Detailed Design	4251.01		
DRAWING NUMBER	CDM SP 00 003		
DATE	SCALE	SHEET	ISSUE
18.12.2009	1:4000	A1	B03
CHECKED	APPROVED	NOTES	

FIGURE 1: PLAN SHOWING THE AREA OF PDZ8 TO BE VALIDATED BY LOCOG



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- KEY**
- THERMOPLASTIC WHITE LINING (FULL)
 - THERMOPLASTIC YELLOW LINING (HATCHED)
 - THERMOPLASTIC WHITE ARROW

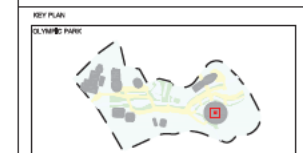
- NOTES:**
- LAYOUT BASED ON PRELIMINARY O&T LAYOUT.
 - ALL DETAILS TO BE AGREED BY LOGOG SECURITY TEAM.
 - ALL MARKINGS TO CONFORM TO THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002 (TSRGD) WHERE POSSIBLE.
 - ALL WORKS TO BE CO-ORDINATED WITH THE TENT SUPPLIER.

DWG Issued for Information 28.07.11

Rev. Description: Issues (Date) / Issue # / Date

SAFETY, HEALTH AND ENVIRONMENT INFORMATION
Based on the use of experienced and competent contractors working to an approved method statement but unusual physical hazards (falls etc) are likely either at the construction or the operation of the structure.

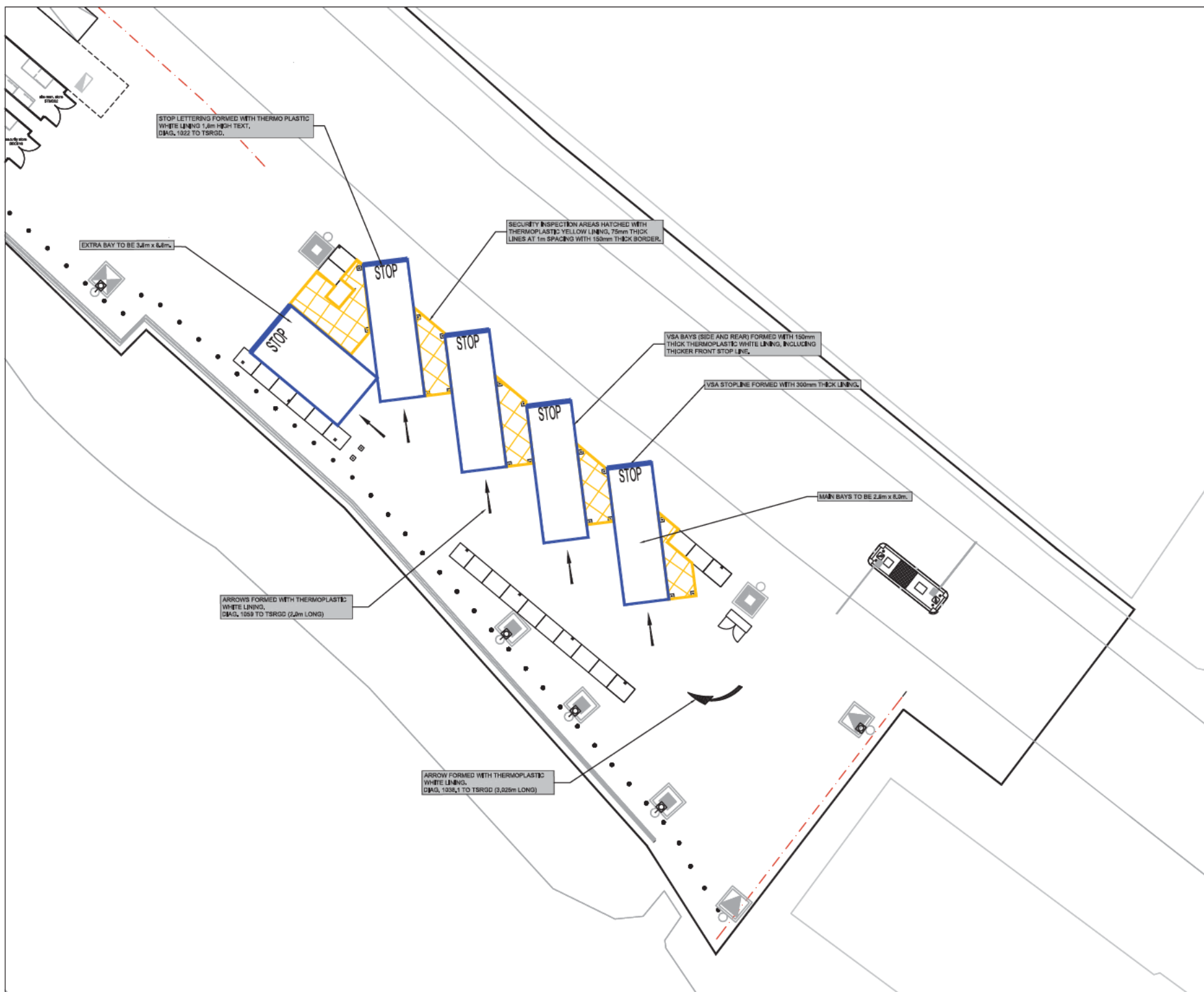
Construction C1	CONTAMINATED GROUND
Operations O1	NO UNUSUAL RISKS
Maintenance M1	NO UNUSUAL RISKS
Demolition / Dismantling D1	NO UNUSUAL RISKS
D0	



Olympic Park Common Domain

Warton Road VSA Road Marking Layout

STATUS		PROJECT NO.	
Information		5077022	
DRAWING NUMBER		ATK -C- O -XX- 05 CDM- PL - 00 - 8001	
DATE	SCALE @ A1	ISSUE	STATUS
22.07.11	1:100	A1	D00
CHECKED	APPROVED	NOTES	
		ALL WORKS TO BE CO-ORDINATED WITH THE TENT SUPPLIER.	





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KEY

	THERMOPLASTIC WHITE LINING (FULL)
	THERMOPLASTIC YELLOW LINING (CROSS-HATCHED)
	THERMOPLASTIC WHITE LINING (HATCHED)
	THERMOPLASTIC WHITE ARROW

- NOTES**
- LAYOUT BASED ON OBT LAYOUT.
 - ALL DETAILS TO BE AGREED BY LOGOG SECURITY TEAM.
 - ALL MARKINGS TO CONFORM TO THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002 (TSRG) WHERE POSSIBLE.
 - ALL WORKS TO BE CO-ORDINATED WITH THE TENT SUPPLIER.

B00 Issued for Information	Issued for Information
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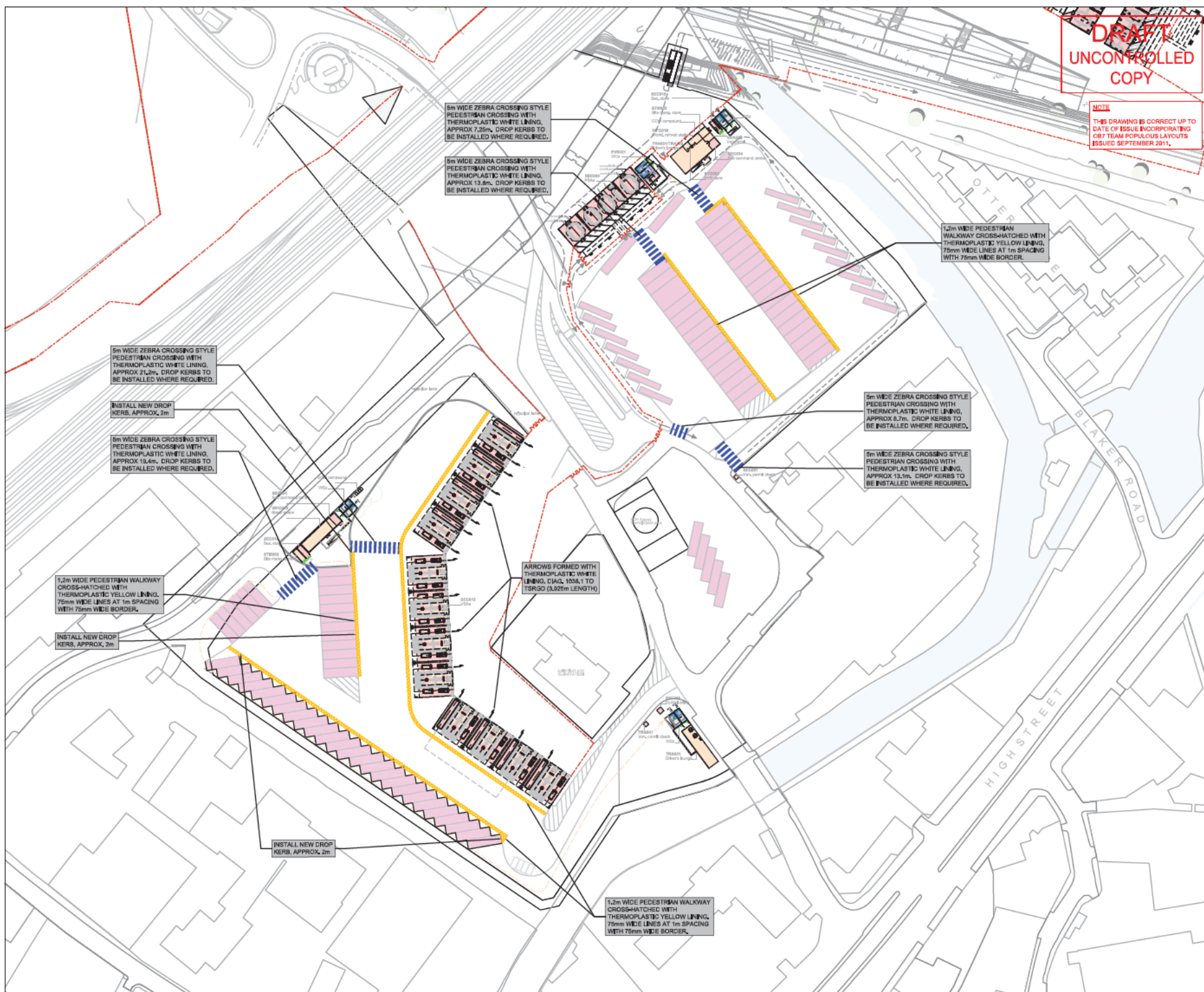
SAFETY, HEALTH AND ENVIRONMENT INFORMATION
 Based on the use of experienced and competent contractors working to an approved method statement and using approved materials. No unusual risks are identified other than those inherent in the construction of the LONDON 2012 VESPA.

Construction C1 C2	NO UNUSUAL RISKS
Demolition D1 D2	NO UNUSUAL RISKS
Maintenance M1 M2	NO UNUSUAL RISKS
Excavating / Underpinning U1 U2	NO UNUSUAL RISKS



Common Domain
 DRAWING TITLE
**Putdning Mill Lane VSA
 Road Marking Layout**

STATUS	PROJECT NO.
Detailed Design	5077022
DRAWING NUMBER	
ATK -C- O -XX- 05	CDM- PL - 00 - 8401
DATE	SCALE @ A1
08.11.11	1:750
	A1
	B00
CHECKED	APPROVED
NOTES	



**DRAFT
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NOTE
 THIS DRAWING IS CORRECT UP TO DATE OF ISSUE INCORPORATING OBT TEAM POPULOUS LAYOUTS ISSUED SEPTEMBER 2011.