

# Global Self Drive, Jovian Way, Ipswich

Former Use: Vehicle Rental/Service and former Landfill  
Client: Quest Homes & Construction (East Anglia) Limited  
Value: £498,000  
Area: 1 Acre

The site was historically part of a large gravel workings and then subsequently formed a part of a landfill site which was backfilled with pulverised fuel ash and sugar beet washings. The backfill gave rise to the generation of elevated levels of methane under very low pressure. Bulk excavation and removal of the fill materials would have been commercially prohibitive. The site had also more recently been used as a van hire yard with some limited servicing and repairs; giving rise to localised hotspot contamination.

Provectus therefore completed a full site investigation and characterisation and designed a Remedial Method Strategy (RMS) which was approved by Ipswich Borough Council.

Works included demolition of existing office/garage buildings and removal of all hard-standing across the site. Remediation of the site was in accordance with the RMS.

The overall approved scheme allowed the site, which was recording high levels of methane, to be safely redeveloped for domestic use. This comprised a bespoke design to allow for safe mitigation of all soil gas by creating preferential routes away from all oversites and gardens to the perimeter, where it is safely vented to atmosphere. Provectus were able to both design and construct these measures.

- Construction of all foundations, comprising piling and new hard-standings
- Construction of all drainage and a spur road
- Construction of floor slabs and garden areas incorporating complex gas mitigation measures as per RMS.
- Placement of a gas vent trench around the perimeter of the entire site to allow safe dissipation of all soil gas under the new development
- Obtaining Local Authority approval of all construction and measures incorporated on site



The work resulted in a cost effective single point remediation solution, allowing the developer to complete all works in accordance with their programme and cost profile.