

Our ref: R2726-L20190509
Planning ref: P/2019/0096

Steve Jones
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09th May 2019

By e-mail: DSJonesandCo@live.co.uk

Dear Steve,

**Proposed Residential Development at 4 Salem Road, Coedpoeth
Proposal – Contaminated Land Assessment**

Thank you for your inquiry regarding the above site. We understand that the site has been granted planning approval (P/2019/0096) for the construction of a single dwelling with private garden and driveway within the current garden area of 4 Salem Road, Coedpoeth and that Condition 3 of the consent requires a phased investigation approach to identify the extent of contamination and any measures required to remediate the site. A copy of the memorandum by the Council's Contaminated Land Team has been provided and confirms that the condition has been placed due to the historical metal mining which took place within the Coedpoeth area.

Costs have therefore been provided for a combined Stage 1 (Desk Study) which assess the actual / potential contamination risks at the site and Stage 2 (Intrusive Investigation) which includes shallow soil sampling. Whilst costs have been provided for the Stage 2 works these are subject to approval by the Contaminated Land Officer and may be subject to change.

Should the findings of the Stage 2 assessment identify contamination present which may pose a risk to human health and/or the environment, a Remediation Strategy will be required which will detail the remedial measures to be implemented to reduce the level of identified risk from contamination to a safe level. A Verification Report would also need to be produced to satisfy Condition 4 in order to verify that remedial works were completed in accordance with that detailed in the Strategy.

Background

The site currently forms part of the large garden area to the front of 4 Salem Road, Coedpoeth, situated within a residential area.

Readily available information on the historic use of the site indicates that the site has remained undeveloped throughout its mapped history (1872-present) originally forming part of an open field and later becoming the current garden area of 4 Salem Road. A number of coal and iron shafts are mapped in the surrounding area with 'The Smelt' located to the north west, no shafts or spoil mounds were shown within the site boundary or its immediate proximity.

Scope of Works

Based on the current information we anticipate that a Stage 1 and Stage 2 investigation will be required to partially satisfy Planning Condition 3, although a Remediation Strategy may be required pending the results of the Stage 2 investigation.

Combined Stage 1 & 2 Contamination Assessment

- site inspection; provision of photographic record;
- purchase and review of Envirocheck Report & Coal Authority Report;
- review of background information including site setting, surrounding features, industrial land-use, former and current landfills, aerial imagery, geological, hydrogeological and hydrological information;
- liaison with LA Contaminated Land Officer and agreement of scope of works;
- development of conceptual site model (source-pathway-receptor);
- Excavation of 5 hand-dug trial-holes to a maximum depth of 0.6m bgl;
- Collection of 10 samples to include representative samples of topsoil, natural subsoil and made ground if present;
- Submission of 10 soil samples for lead, cadmium and zinc analysis and 4 samples for soluble sulphate and pH;
- preparation of Combined Stage 1 & 2 Contamination Assessment report in accordance with DEFRA / EA CLR11 guidelines; to include:
 - qualitative risk assessment; and,
 - Quantitative risk assessment with recommendations for additional work or likely remedial requirements to address ground contamination issues.

The report would detail all potential sources of contamination both on, and in proximity of the site, determine the contamination status of any made ground/natural soils on the site and identify potential risks posed to future users of the site and wider environment. The reports would identify any potential constraints to the proposed development resulting from ground contamination issues.

The assessment will be carried out by Phil Magraw, Consultant and managed by Dan Wayland (Partner), assisted as necessary by other staff.

Combined Stage 1 & 2 - Contaminated Land Assessment		
• project management / Health and Safety Risk Assessments	150.00	<i>Includes agreeing scope of works with EHO</i>
• Purchase of Envirocheck Report & OS Base Plan	368.00	
• Purchase of Coal Authority Report	115.00	
• Site Attendance	250.00	<i>Consultant attendance to hand-excavate 5 trial holes, collect samples & conduct walkover</i>
• Laboratory analysis (Soil Samples)	195.00	<i>Includes 10 soil samples for a metal (Pb, Cd, Zn) & 4 samples for pH and soluble sulphate on a standard 10 working day turnaround</i>
• provision of factual and interpretative report	1,260.00	<i>Includes updated risk assessment and outline remedial strategy</i>



Total Stage 2 (Provisional)	2,338.00	+
	VAT	

Notes

In providing this quotation it is assumed that there is access to the site and that hand-excavated trial-pits can be completed. Should ground conditions include made ground or areas of hardstanding which would otherwise impede hand-excavations, it may be necessary to hire a mini-digger or similar at additional cost.

Proposals for the Stage 2 works are based on our understanding of the site and a review of the available information. Should additional potential sources of contamination be identified from the Stage 1 reporting such as nearby landfills or shallow mineworks then additional works may be required.

Timescales

The site inspection and soil sampling would typically be undertaken within 1 week of instruction (subject to approval of the scope of works by the EHO) with a draft report 3 weeks after the collection of soil samples.

Health and Safety

The site development will fall within the Construction (Design and Management) Regulations 2015 (CDM) although the site investigation itself is not expected to exceed the thresholds for HSE notification. The Client should therefore have appointed or be appointing a Principal Designer to coordinate safety arrangements and manage the Health and Safety File. The site investigation Consultant will typically have a role as Designer in terms of producing an interpretative report that includes recommendations or specifications for worker and public safety due to contamination during and following any site remediation.

Smith Grant is a certified Worksafe Consultant by SMAS / SSIP and all professional staff hold valid site safety passports.

Terms

Additional work, including attendance at meetings, will be chargeable on the basis of fees and expenses. Our Partner rate is £85.00 per hour, with other staff at proportionately lower rates, and mileage is 50p. This offer is subject to our standard terms which include settlement of our invoices, including any interims, within 28 days of presentation.

We hope that this proposal is acceptable but please contact us if you require any further information.

Yours sincerely

for: Smith Grant LLP

A handwritten signature in black ink, appearing to read 'D. Wayland', is positioned above the printed name.

Dan Wayland
(Partner)