Clare Whiting

From: Sharon Holman
Sent: 05 July 2016 10:46
To: planning_admin
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Civ – pp resp

From: Angela Guy
Sent: 05 July 2016 10:34
To: Sharon Holman
Subject: RE: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Sharon

Sorry for the delay in responding. Having reviewed the Remediation Strategy letter dated 6th June 2016 (ref: R2259-L01) I have the following comments to make:

i) On Page 3 of the letter it is stated under the section 'Validation' that dedicated site visits are required only to verify the placement of the appropriate thickness of soil cover, however it is not clear how the asbestos clearance work is to be checked and who will be undertaking this work (although I note it is mentioned at the end briefly). It appears that this work is to be undertaken by someone other than Smith Grant LLP, if this is the case then the developer should provide further details of who this will be, what their work will comprise and confirm that validation of the work will be provided for approval.

ii) I have attached the WLCWG Guidance regarding cover systems and would advise that the advice within it is followed.

iii) Also under 'Validation' (p3) it is stated that '… material sourced from a brownfield or uncharacterised site…' could be used for the cover system. However I would advise that brownfield soils would not be considered appropriate for a cover system, a possible exception would be if comprehensive and robust risk assessment information about the site (not just testing data) could be provided for review and approval by the Council prior to the importation of the material.

iv) In addition it is also stated 'Where appropriate documentation cannot be provided to confirm that nature of the source…', I would advise that material from an unknown source should not be used, the actual source of any imported material is required, the only exception would be when it is supplied by a dedicated topsoil supply business where they state it is from a greenfield site, in this case the name of the company supplying it and details of what the product is would suffice (as well as testing data).

I would recommend that the issues detailed above are dealt with prior to condition 11 being discharged.

Until the development has commenced and the verification report(s) completed, submitted and agreed as sufficient, I would recommend that Condition 12 is not discharged.

Regards Angela

From: Sharon Holman
Sent: 05 July 2016 09:23
To: Angela Guy
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage
Importance: High

Hi Angela,

Is the information sufficient now to discharge the condition?

Thank you
Sharon

From: Sharon Holman
Sent: 20 June 2016 09:13
To: Angela Guy
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Angela,

I have received the attached in response to your email below. Please let me know if you need any additional info.

Regards
Sharon

From: Angela Guy
Sent: 01 June 2016 17:55
To: Sharon Holman
Subject: RE: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Sharon

I've reviewed the Stage 2 Contamination Assessment for the above site and consider the report to be satisfactory. I note in section 5 there are two potential solutions recommended to deal with the elevated concentrations of lead identified at the site:

i) Provision of a 600mm clean cover to act as a barrier to exposure to the contamination within the shallow soils – it is noted that the site levels are potentially changing and this solution could be accommodated provided the levels will allow the required depth. Or:
ii) Removal of the contaminated soils – due to disposal costs this solution is likely to be the option only if new site levels don't allow the required depth of clean cover.

The remediation for the lead contaminated soils is only required in garden areas. It is noted in paragraph 5.7 that some asbestos removal is also required and this also needs to be included in the Remediation Strategy and Verification Reporting (see below) too.

It is noted that the highest concentration of lead is in the shallowest soil sample (0.1m below ground level) and the other samples have substantially lower concentrations and are appreciably deeper – although the concentrations are still elevated against the GAC. The developer may wish to consider whether it would be cost effective to carry out further detailed quantitative risk assessment in combination with establishing whether a further remediation option would be to remove the shallow soils and assess whether the lower soils with less contamination are suitable for retention on site, either with or without a cover system. The location of the property on the building plot may also be of some relevance in a further assessment, if undertaken.

As stated in the report, either solution proposed (or if a further alternative solution is considered too) will require a verification report to demonstrate the works has been undertaken to a satisfactory standard. In addition the chosen remediation option should be detailed in a Remediation Strategy – in the case of this single house development this does not need to be a lengthy detailed document, a short letter outlining the chosen remediation solution and what this consists of, along with what verification measures will be provided will suffice. This will need approval prior to works commencing and until this is received I would recommend that the condition is not discharged.

Regards Angela

Ms Angela Guy
Contaminated Land Officer - Environmental Protection

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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