

AnnS Jones

From: Sharon Holman
Sent: 18 January 2016 09:58
To: planning_admin
Subject: FW: P/2012/0054 Condition 4 - THE FORMER GLYN CEIRIOG HIGHWAYS DEPOT, GLYN CEIRIOG, LLANGOLLEN – VERIFICATION REPORT

Civ – PP resp

From: Angela Guy
Sent: 18 January 2016 09:47
To: Sharon Holman
Subject: FW: P/2012/0054 Condition 4 - THE FORMER GLYN CEIRIOG HIGHWAYS DEPOT, GLYN CEIRIOG, LLANGOLLEN – VERIFICATION REPORT

Sharon

Further to Nick's response below I can confirm that all matters regarding the verification of the remediation measures are satisfactory and therefore can recommend that condition 4 can be discharged.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



☎ 01978 297433
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If I am unavailable and you require further assistance please contact Paul Sleeman (01978 297434), Stacey Inglis (01978 297435) or Helen Bradshawe (01978 297436).

From: Nick Pickard [<mailto:nick@acenvironment.co.uk>]
Sent: 17 January 2016 23:04
To: Sharon Holman
Cc: Angela Guy; Keith Roberts; gareth349@btinternet.com
Subject: P/2012/0054 Condition 4 - THE FORMER GLYN CEIRIOG HIGHWAYS DEPOT, GLYN CEIRIOG, LLANGOLLEN – VERIFICATION REPORT

Sharon,

Thank you for forwarding the CLO's response to the Verification Report dated 14th December 2015.

I have discussed the CLO's response with the Trust and can provide you with the further details requested which are as follows:

v) Sulphate Resistant Cement – It is my understanding that sulphate protection is only required for structural elements in contact with the ground and would not be necessary for any building work above ground level such as repointing of the tram shed which, in any event, had to use a lime mortar (as requested by the Building Control Officer) so that it was in keeping with how the original elevations had been constructed. Lime mortar also had to be used for the new station platform for similar reasons and the rebuilding of the platform did not extend into the ground as it was rebuilt on the foundations of the original platform which were still insitu.

vi) Asbestos Cement Roof Sheets on the Ground - The asbestos in question is that identified in the December 2005 asbestos survey report, in which it is described as 'Redundant corrugated roof sheets' located on the 'Ground to right hand side elevation' of the tram shed. Although the Trust were not in occupancy at this time (the lease permitting them to occupy was not signed until June 2010), the Council had required the Trust to undertake some remedial work which they commenced in September 2007, when the asbestos sheeting was not observed to be present at the location described (or anywhere else on site). If it had been present at the location described in the survey, it would have been noted since the remedial work the Trust was required to undertake involved clearing soil resting up against the same elevation of the building to relieve pressure and moisture build-up and to commence the building of a retaining wall. The presumption was, therefore, that the asbestos in question had been removed by the Council sometime between December 2005 and September 2007.

I hope that you now have sufficient information to enable Condition 4 to be discharged.

Kind regards

Nick

Nick Pickard BSc MRICS CEnv
Associate

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From: [Sharon Holman](#)
Sent: Friday, January 15, 2016 8:27 AM
To: info@acenvironment.co.uk
Subject: FAO Nick Pikard - P/2012/0054 Condition 4

Please see below the response from the contaminated land officer, Angela Guy, for your attention.

Regards
Sharon

**P/2012/0054 - THE FORMER GLYN CEIRIOG HIGHWAYS DEPOT, GLYN CEIRIOG, LLANGOLLEN –
VERIFICATION REPORT**

Nick Pickard of AC Environment Solutions Ltd has provided a copy of the Verification Report dated 14th December 2015 for the above site.

With regard to condition 4, my comments are as follows:

- i) Section 2 of the Remediation Statement. My letter dated 19th October 2015 confirms that the remedial measures associated with Surface Soils Contaminated with PAHs is satisfactory.
- ii) Section 3 of the Remediation Statement. Further information has been supplied in the report to demonstrate that the material has been placed in at the coal wharf under a waste exemption, a copy of which is included within the report. In addition a human health risk assessment and controlled waters risk assessment have also been undertaken to demonstrate there is no impact on the nearby water course and users of the land due to the soils having been placed there.
- iii) Section 4 of the Remediation Statement. In accordance with the Remediation Statement no remedial work is required based on the information provided with regard to the drinking water supply.
- iv) Section 5 of the Remediation Statement. It has been confirmed that no unexpected materials were encountered and therefore no further works were required.
- v) Section 6 of the Remediation Statement. The remedial work recommended in the Remediation Statement with regard to sulphate resistant concrete has not been carried out, it is not clear whether remedial work is required to address this matter.
- vi) Section 7 of the Remediation Statement. It is not clear that the asbestos roof sheets on the ground externally that are referred to on p7 of the Verification report have been removed from site as part of the asbestos clearance works undertaken by A & D Environmental Services.
- vii) Section 8 of the Remediation Statement is regarding radon gas however as previously advised this is a building regulations matter rather than a land contamination.
- viii) Imported materials – details of the imported stone has been provided, no further materials that would require verification testing have been imported.

Based on the above I can confirm that the majority of remedial matters have been satisfactorily addressed and detailed in the Verification Report, however with regard to items v) and vi) further details are required. At this stage I would not recommend that the condition is discharge, however once the further details on these two issues have been submitted and confirmed to be satisfactory by this team I would then be able to recommend the condition is discharged.

Please do not hesitate to contact me should you have any queries regarding this letter.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection

Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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