

Gethin Jones

From: Simon Reynolds <SimonR@bayassociates.co.uk>
Sent: 10 April 2014 11:22
To: Helen Bradshawe
Cc: Mike Jenkins; Sharon Holman; Elaine.Wort@cyfoethnaturiolcymru.gov.uk; Martin N. Hodgkiss
Subject: RE: Glan Gors - Detailed Remediation Strategy [Filed 10 Apr 2014 11:22]
Attachments: Monarflex Reflex Super - technical sheet.pdf

Good morning Helen, I trust that your well?

Further to your email below, subsequent conversations and e-mails regarding the use of CL:AIRE for the ground remediation stage of the works I acknowledge your general acceptance of the strategy, albeit with the minor comments made in your letter dated 5th March. Following a review of your comments I have provided responses in red below.

Can you confirm that upon receipt of the strategy through the planning process you will be able to discharge planning condition 11 as this is a pre-commencement condition.

Clearly condition 12 referring to a verification report will be discharged upon receipt of final reports at completion and I note your comments referencing this in your letter.

As discussed we are currently producing an implementation plan which whilst not a planning condition is the next step following the remediation strategy and linked to remediation strategy and Wrexham's approval. I am currently looking to submit this in two stages separating out the ground remediation stage with the Gas mitigation stage. Ground remediation will utilise the CL:AIRE code of practice this will then be followed by the second stage report which will identify implementation of gas mitigation, This allows us to ensure that we have the correct information regarding the gas installation and integrity testing details as and when the appropriate installer is appointed by the contractor which is one of the responses in your letter – extract below

Wrexham letter response

*Our Ref/Ein Cyf P/2010/0216
Date/Dyddiad 05 March 2014*

I can respond as follows. The strategy is generally acceptable and I only have a few minor comments to make.

· On excavation of material from site, please provide a copy of the waste transfer notices within a validation report.

This is covered under the implementation and subsequent verification plan

· Page 25 last bullet point – details of the air bricks and spacing are provided which covers one of the comments we made regarding the previous reports on this site. However calculations are required to show that the air bricks will provide sufficient ventilation to meet very good performance in accordance with BS8485:2007 (as 2.5 points are being claimed in the table at the top of page 26).

As discussed this will be address separately and included within the stage 2 implementation plan

· Table on page 26 – to claim 2 points the membrane will require integrity testing. This is detailed on Page 27 and given the type of membrane proposed the scope of testing and inspection is acceptable and meets the requirements of the table provided in our previous letter. Note that the testing and inspection should be undertaken immediately prior to the membrane being covered over .i.e. the screed to be installed within the same day to prevent damage.

Noted

· Please provide the ground gas membrane specification (it is noted that the membrane will be either tapped or welded, we will want to clarify in due course which is most appropriate for the site).

On page 25 of the Remediation strategy and within the contract drawings we have specified PAgEotechnical Monarflex Reflex Super Proprietary gas protection system installed to manufacturers recommendations – I attach technical data sheet which I will include within the stage 2 implementation plan

· Please ensure the ground gas membrane is installed by a qualified person and provide in advance, copies of qualification certificates for appropriate persons. This department will require notification of the time the ground gas membranes are to be installed and tested, to ensure that we have a presence on site at that time.

Noted: Details will be provided in the implementation plan and we will advise of programme accordingly

· Drawing No. 011 states an independent environmental consultant is to carry out integrity testing and certification on the first 5 plots, then to be carried out at a rate of 1 in 5. However, this department requires the testing and certification is to be undertaken on a plot by plot basis on installation. Photographic evidence is required for each plot.

Noted: and we have advised the contractor to price accordingly – details will be included within stage 2 implementation plan and within verification document

· Confirmation of depth coverage of clean cover in garden areas is to be measured and photographed. Please provide information of the source of the clean cover to be used on site with chemical testing results taken at source as well as when insitu on site.

The remediation strategy confirms level surveys will be undertaken on subsoil formation at separation layer as well as at finished garden level as identified within the stage 1 implementation plan

I trust that the above comments are acceptable and I look forward to your response, as discussed I will keep you updated regarding implementation plans and site commencement/programme etc

Best Regards

From: Helen Bradshawe [mailto:Helen.Bradshawe@wrexham.gov.uk]
Sent: 05 March 2014 14:54
To: Simon Reynolds
Cc: Mike Jenkins; Sharon Holman; Elaine.Wort@cyfoethnaturiolcymru.gov.uk
Subject: Glan Gors - Detailed Remediation Strategy

Simon,

Please find attached my letter in relation to the detailed remediation strategy.

Kind Regards

Mrs Helen Bradshawe

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

Please note that I am only in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 315734), Stacey Inglis (01978 315735) or Angela Guy (01978 315733).

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✉ Housing & Public Protection Department, Ruthin Road, Wrexham, LL13 7TU
✉ Adran Tai a Diogelu'r Cyhoedd, Ffordd Rhuthun, Wrecsam, LL13 7TU
💻 www.wrexham.gov.uk

<https://twitter.com/wrexhamcbc>

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We aim to provide our service fairly and we monitor our services to check we are meeting this standard. To help us do this I would be grateful if you would visit the following link <http://www.surveymonkey.com/s/ppequalitymonitoring> and complete the equality questionnaire, which will only take about 2 minutes of your time. Note that this questionnaire is anonymous.

If you wish to receive a hard copy of the questionnaire or require it in a different language then please telephone 01978 298989 or email your request and postal address to public_protection_service@wrexham.gov.uk.

Ein nod yw darparu ein gwasanaeth i chi mewn ffordd deg ac rydym yn monitro ein gwasanaethau i wneud yn siŵr ein bod yn cyflawni'r safon hon. I'n helpu i wneud hyn, byddwn yn ddiolchgar pe byddech yn mynd i'r cyswllt canlynol <http://www.surveymonkey.com/s/ppequalitymonitoringwelsh> ac yn cwblhau'r holiadur cydraddoldeb, a fydd ond yn cymryd tua 2 funud o'ch amser.

Os hoffech dderbyn copi papur o'r holiadur neu os ydych am ei dderbyn mewn iaith wahanol, yna ffoniwch 01978 298989 neu anfonwch eich cais a'ch cyfeiriad post drwy e-bost i public_protection_service@wrexham.gov.uk.

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