

AnnS Jones

From: Sharon Holman
Sent: 27 March 2014 10:39
To: planning_admin
Subject: FW: P/2012/0054 - Former Glyn Ceiriog Highways Depot - Remediation Statementv2

civica - D of C land contamination

From: Sharon Holman
Sent: 27 March 2014 10:37
To: 'AC Environment Solutions'
Cc: Keith Roberts; Riv Carter
Subject: RE: P/2012/0054 - Former Glyn Ceiriog Highways Depot - Remediation Statementv2

Thank you for the final remediation report. I can now confirm approval of this document and that condition no.3 of the above detailed planning permission has now been discharged.

I look forward to receiving the verification report in connection with condition no.4 in due course.

Kind regards
Sharon

From: AC Environment Solutions [<mailto:info@acenvironment.co.uk>]
Sent: 26 March 2014 13:14
To: JackieA Lewis
Cc: Sharon Holman; Keith Roberts; Riv Carter
Subject: Re: P/2012/0054 - Former Glyn Ceiriog Highways Depot - Remediation Statementv2

Jackie,

Thanks for this and I attach the final version.

Sorry to hear you are leaving the Council, but wish you all the best where ever you may be going.

Kind regards

Nick

Nick Pickard BSc CEnv MRICS
Associate



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From: [JackieA Lewis](#)

Sent: Wednesday, March 26, 2014 11:42 AM
To: [AC Environment Solutions](#)
Cc: [Sharon Holman](#) ; [Keith Roberts](#) ; [Riv Carter](#)
Subject: RE: P/2012/0054 - Former Glyn Ceiriog Highways Depot - Remediation Statement

Nick

Thank you for the amendments to the Remediation Statement, which is now acceptable. I look forward to receiving the final version, however if you do not forward this today please could you send it and any further correspondence to either Helen Bradshawe or Stacey Inglis as this is my last day in the Authority. Their e-mail addresses are helen.bradshawe@wrexham.gov.uk and Stacey.inglis@wrexham.gov.uk.

Regards

Jackie

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

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✉ Housing & Public Protection Department, Ruthin Road, Wrexham, LL13 7TU
✉ Adran Tai a Diogelu'r Cyhoedd, Ffordd Rhuthun, Wrecsam, LL13 7TU

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From: AC Environment Solutions [<mailto:info@acenvironment.co.uk>]
Sent: 25 March 2014 10:49
To: JackieA Lewis
Cc: Keith Roberts; Sharon Holman; Riv Carter
Subject: Re: P/2012/0054 - Former Glyn Ceiriog Highways Depot - Remediation Statement

Jackie,

Thank you for your constructive comments on our Remediation Statement and options appraisal which I have considered and reply as follows:

1. Having reviewed the CL:AIRE report on the definition of waste (Code of Practice), for the small size of this project it will be much more time and cost efficient to apply for a waste exemption which will still cover the Trusts legal position, than to comply with the more onerous Code of Practice in which a CL:AIRE registered Qualified Person would need to be appointed to review the various documents and a Materials Management Plan would need to be completed.

2. Your comments on the use of only limestone materials which have no staining or foreign materials and for the recording of the volume, source and destination points of these materials within the site is accepted and these requirements have been incorporated into the attached revised draft Remediation Statement (relevant text is highlighted for ease of reference).

3. Your comment on the recording of the volume, source and destination points of the contaminated soil materials within the site is accepted and this has been included in the revised draft Remediation Statement (relevant text is highlighted).

4. The provision of a low permeability gas membrane is only stated in the context of it being a likely requirement for radon protection for any extension to the shed in the future.

If the above is acceptable, I will reissue a final version of the Remediation Statement.

Kind regards

Nick

Nick Pickard BSc CEnv MRICS
Associate



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From: [JackieA Lewis](#)
Sent: Tuesday, March 11, 2014 2:48 PM
To: [AC Environment Solutions](#)
Cc: [Keith Roberts](#) ; [Sharon Holman](#) ; [Riv Carter](#)
Subject: RE: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Nick

Thanks for forwarding the remediation statement including remediation options.

Generally the report appears to be satisfactory but have a few comments to make.

1. Please could I refer you to the CL:AIRE report, "The Definition of Waste: Development Industry Code of Practice" as I was of the understanding that if materials can be reused as part of the redevelopment design and are proven to be suitable for use, the materials are not defined as waste and therefore so not require a waste exemption. The latter would only be required if the materials were to be exported for use on the neighbouring site.
2. I agree in principal to the various remediation options. However, I should like to add that should the limestone materials located in the area of TP2A be excavated and reused in the car park that care is taken to

only re-use the materials which have no staining or foreign materials intermixed with them. The volume of the materials should be noted by stating the area it is removed from and detailing where it is re-used.

3. Note should also be made of the volume of contaminated materials re-used on site and where they are relocated.
4. With regards to the installation of the radon protection membrane you refer to this providing adequate protection against ground gases. Am I right in presuming this is a precautionary measure in case there are hydrocarbons present in greater concentrations than encountered in the site investigation and the fact that ground gas monitoring has not been undertaken? If the latter is the case then verification of any gas protection measures will be required in the verification report. Please clarify this.

I look forward to hearing from you.

Regards

Jackie

Jackie Lewis

Contaminated Land Officer - Environmental Protection

Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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From: AC Environment Solutions [<mailto:info@acenvironment.co.uk>]

Sent: 21 February 2014 16:41

To: JackieA Lewis

Cc: Keith Roberts; Sharon Holman; Riv Carter

Subject: Re: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Jackie,

Please find attached the completed Remediation Statement for the site with options appraisal and recommended preferred options.

You will note that the option of encapsulating the PAH contaminated soils within the proposed station platform now excludes reference to the mixing of the soils with dry ordinary Portland cement that I had originally intended. This is because this we think the process would be deemed to be treatment of waste, for which it is believed a mobile plant license may be required from the Environment Agency which would not be worth obtaining for such a small scheme. However, since the soils would be enclosed and located above groundwater level, they would be dry and backfilling in compacted layers would be considered sufficient.

Kind regards

Nick

Nick Pickard BSc CEnv MRICS
Associate



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From: [AC Environment Solutions](#)
Sent: Wednesday, February 12, 2014 11:40 AM
To: [JackieA Lewis](#)
Cc: [Keith Roberts](#) ; [Sharon Holman](#) ; [Riv Carter](#)
Subject: Re: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Jackie,

I have since spoken with Riv Carter and I will shortly be providing a Remediation Statement on behalf of the Trust setting out all the remedial requirements, including the options for dealing with the contaminated soils and the recommended preferred option.

Kind regards

Nick

Nick Pickard BSc CEnv MRICS
Associate



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From: [JackieA Lewis](#)

Sent: Monday, February 10, 2014 9:59 AM
To: [Riv Carter](#)
Cc: [AC Environment Solutions](#) ; [Keith Roberts](#) ; [Sharon Holman](#)
Subject: RE: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Riv

As Nick recommends it would be better for him to prepare the remediation strategy for our approval first so that when we meet, we discuss the agreed approach to the remediation and there is no confusion.

Regards

Jackie

Jackie Lewis

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

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From: Riv Carter [<mailto:rivcarter@btinternet.com>]
Sent: 07 February 2014 12:04
To: JackieA Lewis; AC Environment Solutions
Cc: rivcarter@fronfrys.co.uk; Keith Roberts; Sharon Holman
Subject: Re: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Thank you for this mail.

Is it possible to have a meeting on site with Jackie, Nick and some of the Tramway committee so that it can be explained exactly what is needed to do. That way there will be no mistakes or misunderstanding? Meeting in the next week or so would be ideal.

Regards,

Riv Carter.

From: [JackieA Lewis](#)
Sent: Wednesday, February 05, 2014 5:32 PM
To: [AC Environment Solutions](#)
Cc: rivcarter@fronfrys.co.uk ; [JOHN WHITE](#) ; [Keith Roberts](#) ; [Sharon Holman](#)
Subject: RE: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Nick

Thank you for contacting me further with regards to the proposed remedial options for the above site. The four options for remediation would be satisfactory with the proviso that the landscaping is within the planning application I also have a few further comments to add as follows:

1. If the option to import clean topsoil the frequency would be acceptable assuming the soils are from one source. Once the source of the soils is known an agreement can be reached with regards to the chemical analysis suite required.
2. If imported stone is used please note that evidence of the fact that the stone is from a natural source would be required. Please confirm that if raised beds are included that the soils used for these would comprise compost as you state that validation would not be required.
3. If materials are removed to the nearby site under the control of the Trust, this would only be feasible if it can be demonstrated in the risk assessment that the materials would be suitable for use at that site and it is acceptable to NRW.

I look forward to learning of the scheme to be implemented.

Regards

Jackie

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

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From: AC Environment Solutions [<mailto:info@acenvironment.co.uk>]

Sent: 28 January 2014 15:50

To: JackieA Lewis

Cc: Riv Carter; JOHN WHITE

Subject: Re: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Jackie,

Following our telephone conversation of this morning, I understand that you will be responding to my email of 24th January. within the next few days.

During our discussion we briefly discussed the options for dealing with the PAH contaminated soils within the area of soft ground at the south western end of the site as outlined in my email.

I also suggested a further possible and more sustainable option not previously discussed based on soil stabilisation / solidification. This would involve encapsulating the contaminated soils within the proposed station platform. If the proposed platform is constructed as a box structure in brick, block or stone, the soils could be mixed with approximately 5-10% dry portland cement as a stabilising agent and compacted in layers before the impermeable platform surface is added. It is believed that a HDPE membrane would not be required to line the floor and sidewalls of the platform chamber since the potential for leaching from the infill would be low (providing the platform surface is impermeable) and groundwater has not been encountered near the ground surface during the site investigations..

It is also considered that the platform structure could also accommodate at least some of the contaminated soil mound extending along part of the south eastern site boundary and could even be extended and deepened to accommodate all the soil mound, thereby avoiding the necessity and costs of removing any of the soils off site.

To recap, the options for dealing with the contaminated soils within the area of soft ground at the south western end of the site are summarised as follows:

1. Removing the contaminated surface soils from site for appropriate disposal and replacing with imported chemically validated clean topsoil seeded with grass
2. Leaving the contaminated soils insitu and covering with a high grade impermeable membrane beneath imported chemically validated clean topsoil seeded with grass.
3. Leaving the contaminated soils insitu and placing imported compacted natural stone gravel above a geogrid membrane instead of soil. The imported stone would not require chemical validation, although its thickness would.
4. Encapsulating the contaminated soils mixed with dry portland cement in compacted layers within the proposed station platform.

The options for dealing with the mound of contaminated soils extending along part of the south eastern site boundary are listed as follows:

1. Excavation and removal of the soils off site to another nearby site under the control of the Trust which would require a risk assessment of the destination site, a waste exemption from Natural Resources Wales and transport costs.
2. Encapsulating the contaminated soils mixed with dry portland cement in compacted layers within the proposed station platform, subject to volume calculations and possible enlargement of the platform structure.

Kind regards

Nick

Nick Pickard BSc CEnv MRICS
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From: [AC Environment Solutions](#)
Sent: Friday, January 24, 2014 1:42 PM
To: [JackieA Lewis](#)
Cc: [Riv Carter](#)
Subject: P/2012/0054 - Former Glyn Ceiriog Highways Depot

Jackie,

I tried to telephone you today, but understand you will be not be in the office until Monday when I will try to call you again.

I refer to your letter of 15th November 2013 with additional comments on our proposed options for providing a simple cover system in paragraph 15.28/2 on page 42 of our revised report. I also acknowledge receipt of the WLCWG guidance on the chemical testing of imported materials.

With respect to the first listed option of removing the contaminated soils and replacing with imported chemically validated clean topsoil, the proposed source of the topsoil is presently not known, but the quantity required is estimated to be in the order of 20m3.. The frequency of testing the imported soils following reference to the WLCWG guidance would therefore appear to be 3 samples.

With respect to the second listed option for leaving the contamination insitu and covering with a high grade impermeable membrane beneath imported topsoil seeded with grass, it was considered that the noticeable gradient within this part of the site (from the north west to south east) would permit drainage in this direction.

After giving this some further consideration, there is a potential third option of leaving the contaminated soils insitu and placing 150mm (11.25m3) of compacted natural stone gravel above the membrane across this area (estimated to be approximately 75m2) which could then be used as a seating area, possibly incorporating some raised planters. This would also negate the need for any testing of the imported material, although it is recognised that the depth of the cover would need to be validated upon completion. Two locations are suggested for depth validation.

Hopefully we can discuss this further with a view to getting the options agreed.

Kind regards

Nick

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Associate



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