

Our Ref: 13SGE006/BL/AR/01

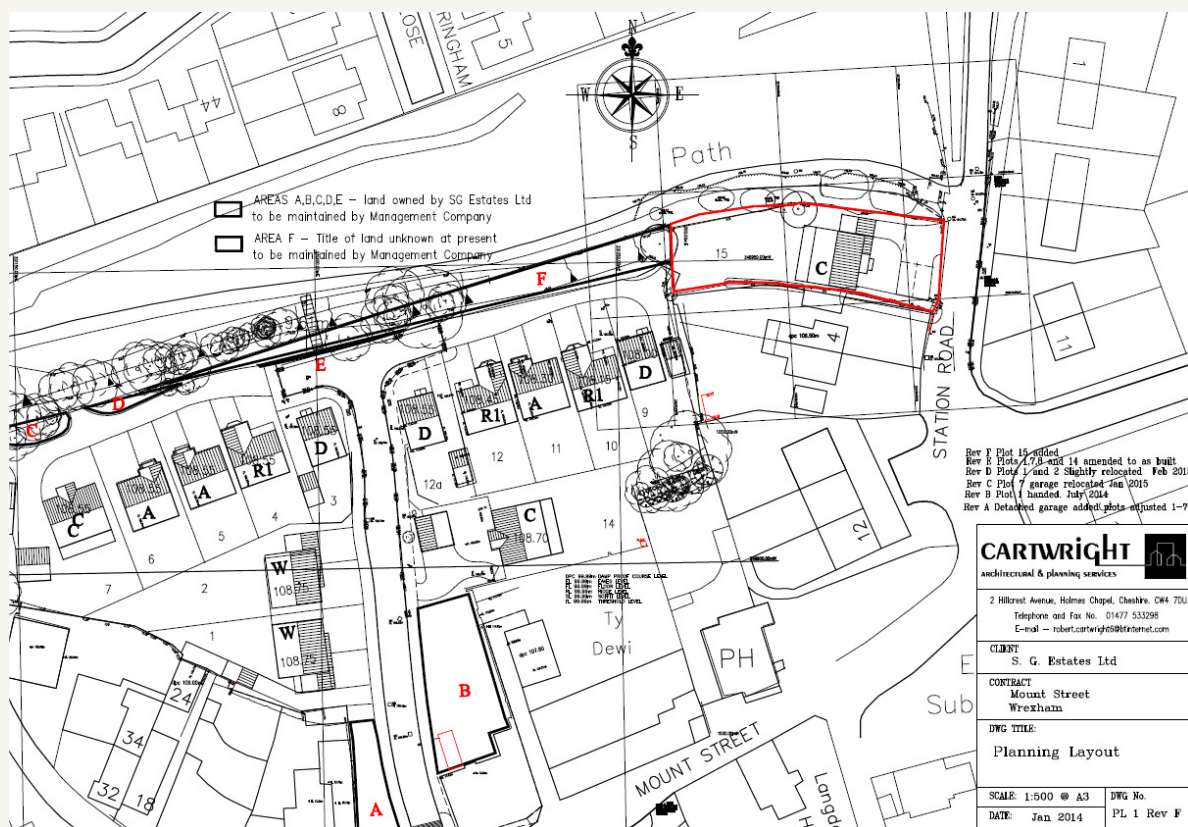
15th January 2021

Steve Griffin
(Via Email :(steve@sgestates.co.uk)

Dear Steve,

Station Road, Rhostyllen Additional Plot 15

Following on from our Ground Investigation Report reference 13SGE006/GI dated January 2014, Betts Geo have been commissioned to put together an addendum Letter Report confirming the remediation requirements for an additional plot to the northeast of site as shown below:



Old Marsh Farm Barns
Welsh Road, Sealand
Flintshire CH5 2LY
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www.betts-associates.co.uk

Following discussion with the local Planning Officer, it was deemed that an addendum letter report to the aforementioned SI would be sufficient to categorise the site.

ENQ/2020/19

Contamination

The Contaminated land officer advises that the same contamination requirements would apply to this site as applied to the development to the west, P/2014/0097.

Contamination Requirements for the development to the west comprise of:

Provision of a 600mm clean cover system (150mm topsoil/450mm subsoil), including a 150mm break layer to break the source/receptor lineage with the proposed garden areas.

Removal of the affected material or application of a clean cover system is required within the garden areas

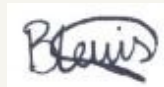
Site vigilance will need to be maintained during site works should any unforeseen evidence of contamination. Assistance should be sought from a suitable qualified engineer should any differences in strata/evidence of contamination be encountered.

It is likely that imported soils will be required on site for garden cover systems. Any imported soils should be tested for contamination to ensure that they are suitable for the proposed use, and it is generally advisable to test a minimum of three samples, or one sample per 150m³ so that a representative mean value can be calculated. The size of proposed garden and topsoil volume should be calculated and a representative ratio of samples per garden taken.

BRE211 (2007) Radon: guidance on protective measures for new buildings, states that 3-5% of the properties are affected by Radon and therefore basic radon protection measures are required.

I trust the above is satisfactory, if you have any queries please let me know,

Yours sincerely



Beverley Lewis

Director

BETTS GEO ENVIRONMENTAL



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