

From: Philip Forster
Sent: 05 December 2016 14:12
To: planning_admin
Subject: P/2016/1011
Attachments: P20140800 Letter from GroundSolve re Pb testing 29Nov16.pdf

Please attach to P/2016/1011 as public protection response inc PDF

From: Angela Guy
Sent: 05 December 2016 13:36
To: Philip Forster
Subject: Packsaddle Bank P/2014/0800

Hi Phil

I have received the attached letter dated 29 November 2016 from GroundSolve with regard to condition 18 and have the following comments to make.

1. The letter details further soil sampling works with regard to the lead identified in the topsoil in the earlier site investigation works. I can confirm that the investigation is sufficient however I do not concur entirely with the conclusions regarding the use of the topsoil from the tennis court area (i.e. the soil impacted by lead) in front gardens since it cannot be guaranteed that the front gardens will not be used for the planting of home grown produce.
2. As indicated by the C4SL for residential public open space, I agree that the soil does not contain unacceptably elevated concentrations of lead for such a use.
3. It is noted that a validation report will be prepared regarding the remedial works required for the lead contaminated soils and this will need to be submitted for approval for the discharge of condition 19.
4. The consultant should note that the C4SL guidance is not strictly a replacement to SGV's, it is guidance for the categorisation of Part2a contaminated land sites, however the Welsh Government has noted that it may be appropriate to refer to it for the assessment of land contamination matters on development sites.
5. The issues raised regarding the gas risk assessment works undertaken and detailed in my email to you dated 23 November 2016 are not referred to in the attached letter from GroundSolve and are therefore still outstanding.
6. A Remediation Strategy should be prepared which summarises the required remediation works and validation measures which will be utilised to demonstrate this work has been checked and undertaken to a sufficient standard. This is required for the discharge of condition 19.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection

Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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“Parcio AM DDIM ym mhob maes parcio canol y dref y cyngor yn ystod mis Rhagfyr. Gobeithiwn y byddwch yn manteisio ar hyn ac ymweld â chanol y dref i wneud eich siopa Nadolig.”

“FREE parking in all council town centre car parks during December. We hope you will take this opportunity to visit the town centre to do your Christmas shopping.”