

## Cerys Jones

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**From:** Philip Forster  
**Sent:** 23 December 2016 09:51  
**To:** planning\_admin  
**Subject:** FW: Packsaddle Bank  
**Attachments:** Packsaddle bank

Public protection response P/2016/1011 (inc attachment)

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**From:** Angela Guy  
**Sent:** 13 December 2016 15:25  
**To:** Philip Forster  
**Subject:** RE: Packsaddle Bank

Hi Phil

### GroundSolve Response to my queries of the 5<sup>th</sup> Dec 2016

With regard to the letter received from Mike Scott at GroundSolve dated 5<sup>th</sup> December addressing the comments I provided in my email to you of the same date, the only matters I need to respond to are items 5 & 6, please see below for these.

5 – I have previously considered the gas risk assessment in GroundSolve's report issued in October 2016 and provided the following comment by email to you on the 23<sup>rd</sup> November 2016 and would advise that this comment still stands and will require addressing by GroundSolve:

*"3. As commented previously, the gas risk assessment undertaken does not prove the full depth of made ground in the backfilled area and whilst it appears to be largely non-gas generating ground conditions the area is fully characterised and there is silt present. For this reason, along with the lack of gas monitoring data, and uncertain nature of the infilling which has taken place off site on adjacent land, I consider a precautionary approach to the gas risk should be taken and therefore Characteristic Situation 2 would be the minimum gas protection required."*

6 – The request for a Remediation Strategy was on the basis that there was to be some potential re-use of soils on site and the need for gas protection measures (see the comment above). It appears from the response provided to my first comment that the re-use of soil on site is no longer occurring and therefore if this is correct then I accept that the need for a dedicated Remediation Strategy is perhaps not necessary. However clarification on gas protection measures to be installed will still be required.

### GroundSolve Response to queries dated 24<sup>th</sup> Nov 2016

With regard to the letter received from Mike Scott at GroundSolve dated 5<sup>th</sup> December addressing the comments I provided in correspondence dated 24<sup>th</sup> Nov, the only matters I need to respond to are items 1 & 3, please see below for these.

1 - As referred to above I do not agree with the findings of 8.8 and 9.9 of the geo-environmental report and do not accept that basic radon protection measures will suffice to address the following uncertainties: a) ground conditions at depth which are unknown b) potential gas generation from silt c) uncertain nature of infilling off site on adjacent land within influencing distance and d) no gas monitoring data to demonstrate no risk exists. As stated above a minimum of Characteristic Situation 2 level of protection would be considered necessary for this site.

3 – From the plans provided it is not entirely clear that the position of WS03 is within the gravel pit area, it appears to be and assuming it is then it is acknowledged that the depth of the made ground in the backfilled pit in that area is 4.65m bgl, this would assume the base of the pit was level. It would also assume that the nature of the backfill is the same in the rest of the pit as the other investigation positions do not appear to be within the footprint of the pit.

It should also be noted that a number of investigation positions in the area of infilled ground to the north of the site do not prove natural ground, including the description in WS01 which queries whether it is made ground or natural ground at 3.35m bgl. If GroundSolve consider the use of raft foundations to contribute to the gas mitigation measures then further detail of how this relates to Characteristic Situation 2 should be provided.

Validation Letter dated 12<sup>th</sup> Dec 2016

Based on the photographs provided in the letter in the attached email it appears that site works have started and foundation works have commenced, therefore the matter regarding gas protection measures needs to be dealt with as soon as possible as they will be installed within the foundation design.

Otherwise I have no comments on this initial validation letter.

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.”

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**From:** Philip Forster

**Sent:** 06 December 2016 10:02

**To:** Mike Scott

**Cc:** Angela Guy; Michael Forgrave

**Subject:** RE: Packsaddle Bank

Hello Mike,

I can see that this correspondence has been copied to Angela Guy. I will await her comments on the matter.

Regards

Phil

**Philip Forster**



Swyddog Cynllunio/Planning Officer  
Rheoli Datblygu /Development Control



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**From:** Mike Scott [<mailto:mikescott@groundsolve.com>]

**Sent:** 05 December 2016 15:45

**To:** Philip Forster

**Cc:** Angela Guy; Michael Forgrave

**Subject:** Packsaddle Bank

Hi Angela/Philip,

Please find attached our answer to some of the queries raised recently.

Hope this helps.

Regards

Mike

Mike Scott

[GroundSolve Ltd](#)

*Consulting Geotechnical, Engineering Geology and Environmental Engineers*

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