TerraConsult

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Your Ref
Our Ref 2295LR03/JT

23rd November 2015

Mrs L Spiby
17 Action Gardens
Wrexham
LL12 8DD

Dear Lynda,

Residential Development: Former Westminster Arms, Ruthin Road, Bwlchgwyn

1. Introduction

TerraConsult Limited was commissioned by yourself to carry out a Validation Report for a new house on the site. The purpose of the report was to provide information on remedial measures carried out during the development in order to discharge a planning condition prior to occupation.

This letter report should be read in conjunction with the earlier investigation reports.

2. Agreed Remedial Measures

The proposed remedial strategy was accepted by Wrexham County Borough Council and addressed in the correspondence dated 16th July 2015.

The summary of the remedial measures are the following:

1. Removal of soil material within the proposed garden area
2. Export existing material from garden area offsite as non-hazardous waste
3. Construct artificial grass within the identified garden area

This report is addressing Items 1 & 2. It is understood that Item 3 will be carried out by the installer of the artificial grass using imported natural aggregate below the artificial surfacing and will not be discussed any further as no remediation is required.

3. Remedial Measures

Item 1 – removal of material within new garden area

The new development consists of a detached house in the centre of the plot with driveway, and parking area along the northern and western part of the site. There is a small triangular shaped area in the SE corner of the site, which will have artificial grass installed.

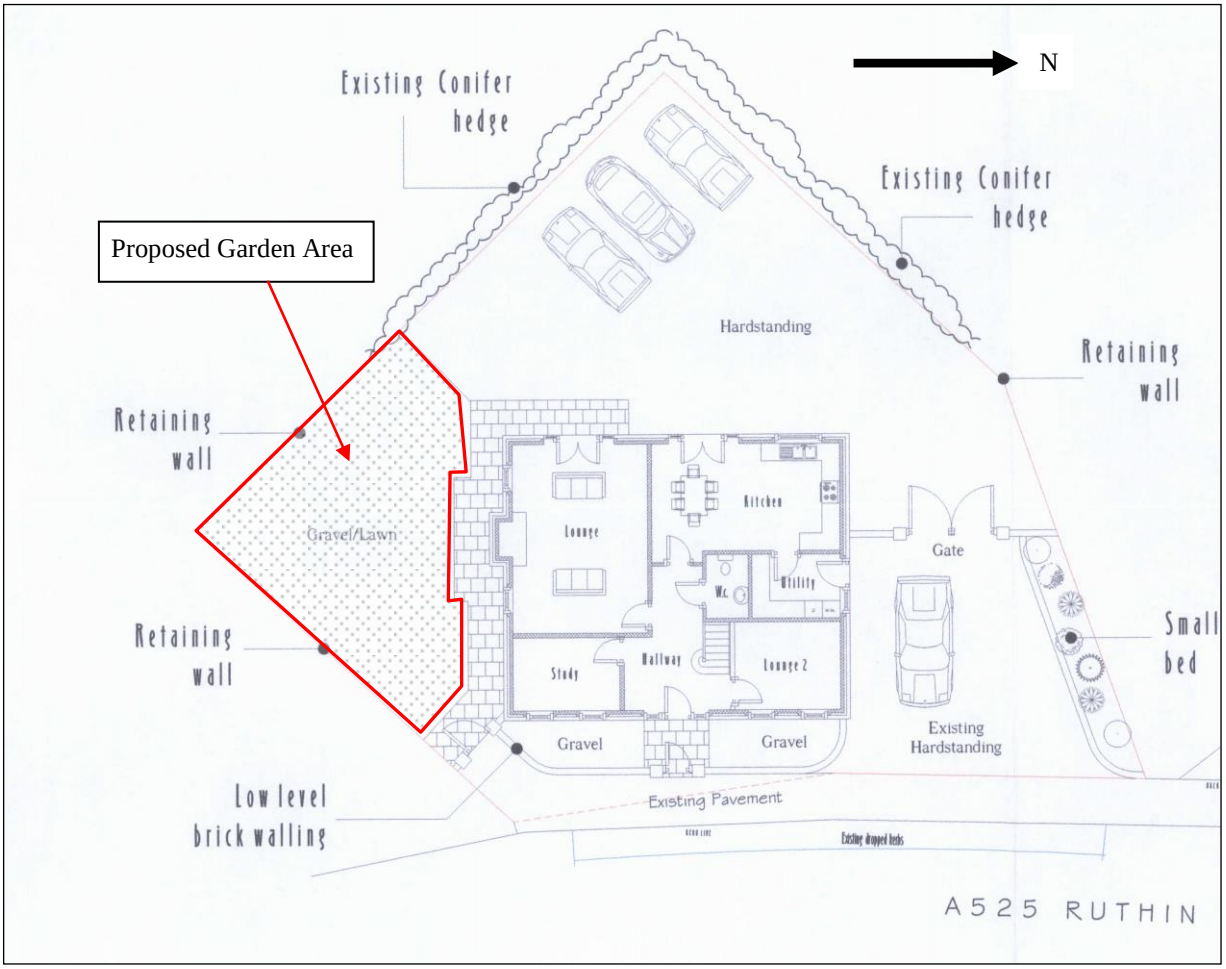

Figure 1: Proposed Development Plan.

Figure 2 is a photograph of the garden area showing a stockpile of natural soils before this was removed.

Figures 3 and 4 show photographic evidence of the material removed from within the proposed garden area.

Figure 2: Photo taken during development phase – stockpile within garden area (22/05/15)

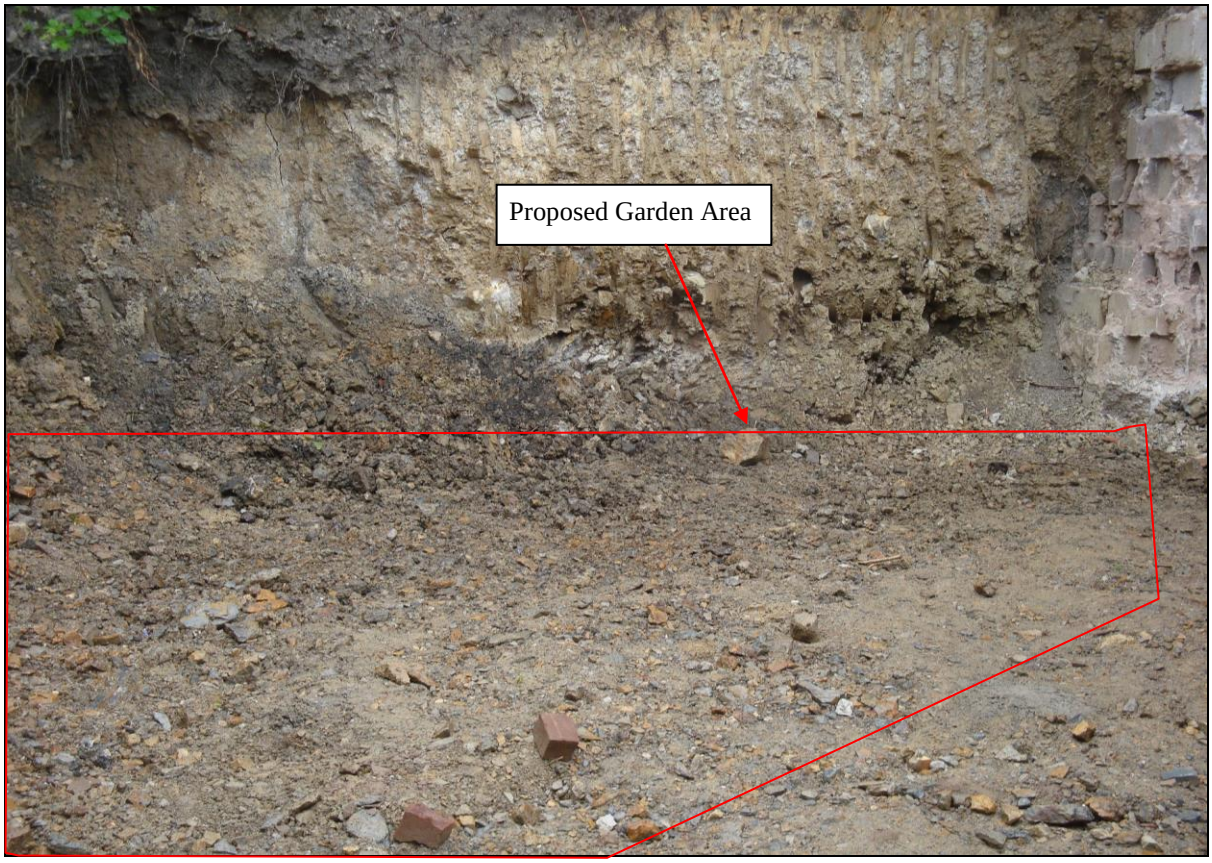

Figure 3: Photo shows material removed from within the proposed garden (July 2015)

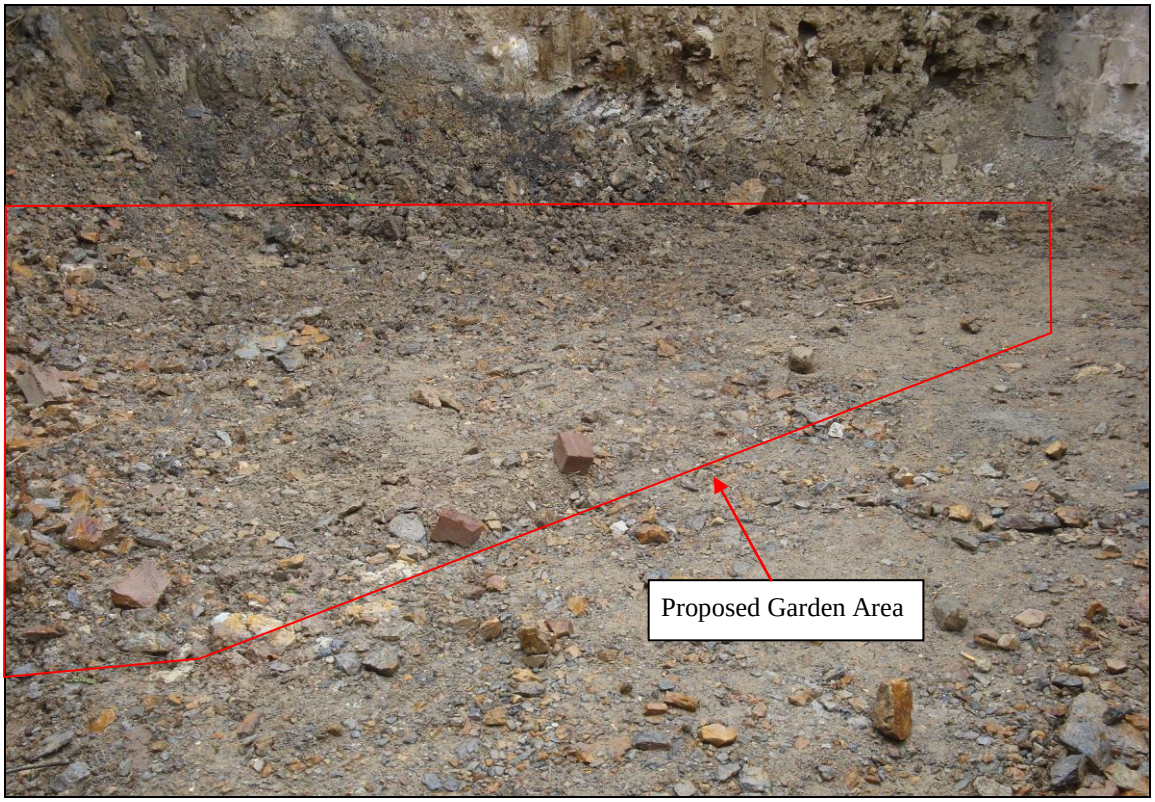

Figure 4: Photo shows material removed from within the proposed garden (July 2015)

Item 2 – Export existing material from site

During the site visit on 22nd May 2015, there was a stockpile within the centre of the site. The material comprised of reworked clay with varying amounts of brick, concrete and sandstone gravel.

Based on the test results from the stockpile, this material would not be classified as hazardous waste. The results from TP1, TP2 and TP3 have generally recorded low concentrations except the lead concentrations, however these soils would also be classed as non-hazardous waste.

The excess material on site were removed off site using four separate skips and transferred to the Skip Hire firm (Flintshire DIY Centre & Skip Hire - Mold). The total weight of the four skips was 28tonnes.

The material was then transferred to Catton Recycling in Deeside, Flintshire.

The waste transfer notes from Flintshire Skip Hire and Catton Recycling are presented in Appendix 1.

We trust that you find the assessment set out in this letter meets your approval. Should you wish to discuss any matters in further detail, please do not hesitate to contact us.

Yours sincerely

for and on behalf of TerraConsult Ltd

J Thorburn

J Thorburn

APPENDIX 1

Transfer Tickets

Flintshire DIY Centre & Skip Hire

Catton Recycling

Flintshire DIY Centre & Skip Hire

(Flintshire Buildings & DIY Centre)

Unit 8 Bromfield Lane Bromfield Ind Estate, Mold CH7 1HA
Tel: 01352 700897 email. flintshirediy@live.co.uk www. flintshirediy.co.uk

DATE 5/6/15	ORDER INVOICE 0252
SITE ADDRESS WESTMINSTER ARMS BOSTHAM	
CUSTOMER NAME & TEL. No. PAUL SPIERS	
WASTE DESCRIPTION SOIL AND RUBBLE ONLY Soil + Rubble	
SKIP SIZE 8 Tone	DROP DOOR: YES / NO
COMMENTS	
LIGHTS / CONES REQUIRED: YES / NO	

AMOUNT	EXTRAS	VAT	TOTAL

SIGNATURE PRINT NAME IAN JACKSON

WARNING: This skip is to be used for soil / rubble only!
ANY HOUSHOLD RUBBISH WILL BE REMOVED AND PUT ON DRIVE. *LEVEL LOADS ONLY*
No responsibility is accepted for any damage that may be incurred when skips are deposited / collected from private property.

VAT Reg. No. 990 2784 86

Flintshire DIY Centre & Skip Hire

(Flintshire Buildings & DIY Centre)

Unit 8 Bromfield Lane Bromfield Ind Estate, Mold CH7 1HA
Tel: 01352 700897 email. flintshirediy@live.co.uk www. flintshirediy.co.uk

DATE 5/6/15	ORDER INVOICE 0251
SITE ADDRESS WESTMINSTER ARMS BOSTHAM	
CUSTOMER NAME & TEL. No. PAUL SPIERS	
WASTE DESCRIPTION SOIL AND RUBBLE ONLY Soil + Rubble	
SKIP SIZE 8 Tone	DROP DOOR: YES / NO
COMMENTS	
LIGHTS / CONES REQUIRED: YES / NO	

AMOUNT	EXTRAS	VAT	TOTAL

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VAT Reg. No. 990 2784 86

Flintshire DIY Centre & Skip Hire

(Flintshire Buildings & DIY Centre)

Unit 8 Bromfield Lane Bromfield Ind Estate, Mold CH7 1HA
Tel: 01352 700897 email. flintshirediy@live.co.uk www. flintshirediy.co.uk

DATE 5/6/15	ORDER INVOICE 0254

SITE ADDRESS: Westmarch Arms Buckley

CUSTOMER NAME & TEL. No.: Phil Spibey.

WASTE DESCRIPTION SOIL AND RUBBLE ONLY: Soil + Rubble

SKIP SIZE 6 Tonne	DROP DOOR: YES / NO

COMMENTS

LIGHTS / CONES REQUIRED: YES / NO

AMOUNT	EXTRAS	VAT	TOTAL

SIGNATURE ..... PRINT NAME Ian Jackson

WARNING: This skip is to be used for soil / rubble only!
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Flintshire DIY Centre & Skip Hire

(Flintshire Buildings & DIY Centre)

Unit 8 Bromfield Lane Bromfield Ind Estate, Mold CH7 1HA
Tel: 01352 700897 email. flintshirediy@live.co.uk www. flintshirediy.co.uk

DATE 5/6/15	ORDER INVOICE 0253

SITE ADDRESS: Westmarch Arms. Buckley

CUSTOMER NAME & TEL. No.: Phil Spibey

WASTE DESCRIPTION SOIL AND RUBBLE ONLY: Soil + Rubble

SKIP SIZE 6 Tonne	DROP DOOR: YES / NO

COMMENTS

LIGHTS / CONES REQUIRED: YES / NO

AMOUNT	EXTRAS	VAT	TOTAL

SIGNATURE ..... PRINT NAME Ian Jackson

WARNING: This skip is to be used for soil / rubble only!
ANY HOUSHOLD RUBBISH WILL BE REMOVED AND PUT ON DRIVE. *LEVEL LOADS ONLY*
No responsibility is accepted for any damage that may be incurred when skips are deposited / collected from private property.

VAT Reg. No. 990 2784 86

CATTON RECYCLING

CATTON RECYCLING A DIVISION OF GARY CATTON HAULAGE LTD
Glasfryn Yard, Weighbridge Road, Zone 4, Deeside Industrial Estate, Deeside, Flintshire CH5 2LL
Accounts: 0151 3531878 Tel: 01244 288488 Fax: 01244 288499 Mobile: 07831 800266
e-mail: garycatton@hotmail.co.uk

Suppliers of Sand, Stone, Gravels, Road Planing and Recycled Materials

Waste Transfer Station Licence No:	EPR-UB3697TL	VAT No. 655951601	SIC CODE: 38.21
Waste Carrier No.	CB/FE5831AF	Day	Date 20/10/2015
Vehicle Registration No:		Driver's Name	

Charge to: Flintshire Dry

Collect from: **DEESIDE / HALKYN**

Order No:

Mold

I declare that the waste hierarchy has been applied to the waste detailed in this document.

Consignment Note: 124090

Deliver to: Deeside

Weighbridge Number:

Gross Weight - Tonne	Goods Out	Tonne	Rate	Total	Cash
4	8 Skips.				
Tare Weight - Tonne	**Goods In**	**Size**	**Rate**	**Total**	**Cheque**
2	Clay Soil		70	£140	
Net Weight - Tonne	**Description of Waste In / Code**	**Tonne**	**Rate**	**Total**	**Acc**
2	Hardcore.		60	120	

Description of Goods	Goods Total	260.00
	VAT. @ 20%	52.00
Abortive Journey etc.	Invoice Total	312.00

This Vehicle may leave the hard public road on your instruction and at the driver's discretion provided that you accept full responsibility for any damage which may occur to this vehicle, property or personnel

I, the Customer, do hereby declare that the service contracted for as defined above has been carried out to my complete satisfaction and subject to the Terms & Conditions

Signed: ..... PRINT NAME: .....

Goods are accepted for carriage and sub-contracted only subject to the RHA Conditions of Carriage 1991, copies of which are available free on application.
Registered Office: Frederick House, Dean Group Business Park, Brenda Road, Hartlepool TS25 2BW Company Reg. No. 03115129

PROUD TO BE WORKING FOR THE PRODUCTION OF AGGREGATES TO THE WRAP QUALITY PROTOCOL.