

From: Jason Bale [mailto:JBale@cardiff.gov.uk]
Sent: 11 May 2015 14:11
To: Claire Edwards
Subject: RE: 15/0408

Hi Claire

Further to your email regarding this application I have the following comments:

Within the Section 1.1 of the Remediation Strategy Report Terra Firma Wales (TFW) have stated that it is not within their scope to provide the method statements and risk assessments for the site preparation works. Whilst this statement is noted, in order to finalise and agree the remedial works these should be provided (by the appropriate parties), and should be included in an updated strategy.

It is noted that the site will be raised by 2.75m as part of flood defence works and that the material for this exercise is to be sourced, from neighbouring sites. Investigations undertaken on this material has identified asbestos is nearly 50% of the samples. TFW state that the developer is currently in negotiations with NRW over a bespoke environmental permit to enable the relocation of this material to the development site. As part of this adequate controls and protection measures are to be put in place to prevent any impact by the asbestos which may be present in these soils. Pollution Control would recommend that prior to approving the remediation strategy that the approval of the permit from NRW is first obtained and documented in the Final Remediation Strategy for the site. This will ensure that the appropriate control measures required to minimise any potential risk from asbestos are also included and documented in the remedial strategy.

Given for the potential for asbestos to be present in the uplift materials it is requested that a geo membrane be placed immediately above this material prior to the placement of the final garden / landscaping materials. This will provide further reassurances in terms of minimising any future exposure of residents to asbestos.

Pollution control also notes that further ground gas monitoring will be undertaken following the placement of the uplift materials. Pollution Control agrees that this is fully necessary as there is a significant possibility that there will be an alteration to the ground gas regime following this element of works. As such the Remedial Strategy will need to be amended and updated following the additional monitoring works.

It is noted that for screening values proposed for the imported materials, the consultant may wish to consider adopting more recently published values to ensure that the values being used are consistent with revised and updated methodologies.

In terms of the sampling frequency for the imported materials the proposals for the flood uplift materials and final capping/ landscaping materials appear are of a satisfactory frequency.

At this stage it will only be appropriate to recommend a partial discharge of conditions 5 and 6, with the following additional information to be provided:

- Evidence of NRW approval of the permit, and documentation of appropriate control measures to minimise any asbestos exposure; and
- Updated ground gas risk assessment and finalisation of ground gas protection measures

Best regards
Jason
Jason Bale

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