

**From:** Andrew Williams  
**Sent:** 17 April 2014 15:34  
**To:** Geraint Nicholas Roberts  
**Subject:** 14/0300

Application Ref: 14/0300

Application Type: Discharge Conditions

Case Officer: Geraint N Roberts

Main Location: Land To South Of And Including Glebelands Stadium, Bank Street, Newport View  
Location Map

Application Description: PARTIAL DISCHARGE OF CONDITION 6 (CONTAMINATION) OF PLANNING PERMISSION 00/0768 FOR THE REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT AND HARD PLAY AREAS AND RESIDENTIAL DEVELOPMENT

### **Contaminated Land – Discharge of Conditions**

Hi Geraint

I've reviewed the documents submitted which consist of the geo-environmental site investigation report and remediation strategy.

The site investigation report has been reviewed in conjunction with earlier reports which present information from site investigations conducted by other specialist consultancies. I have also had a number of discussions with the consultants undertaking the geo-environmental works at the site and am in receipt of an additional document (Ground Water Monitoring March 2014) which I have attached for your information which is relevant to this application.

The ground investigation has not identified the same level of gross contamination as found north of the ree and in the area of the existing Glan Usk School. However significant contamination was identified and will therefore require remediation. Site investigation conducted by Terra Firma has over-lapped areas remediated previously during the school development and it is reassuring that remediation measures implemented during the schools construction have been recorded in exploratory locations – namely the adequate thickness of capping layer, geotextile membrane and low level of residual PCB material. As I understand it this material will be subject to a further layer of clean capping material.

Ground gases have also been reassessed and have provided some conflicting results with previous ground gas assessments undertaken in the general area during the school construction. I have therefore requested that some additional assessment is undertaken and focussed on potential pathways (namely band drains and piles) using Flux box recorders. This will need to be undertaken once construction has started and after these features are constructed on the site. The results obtained from this will help confirm the level of ground gas mitigation measures required for the dwellings and help remove the uncertainty generated by the differing data sets.

The historic site investigation data combined with the most recent work undertaken on behalf of the applicant by Terra Firma is enough to satisfy the desk study and site investigation and proposed remediation strategy aspect of the conditions. However it is essential that the recommendations within the proposed remediation strategy are implemented by the developer, in order for the remainder of this condition to be fully discharged in the future. Particularly the additional ground gas considerations discussed above.

Therefore I have no objection to the partial discharge of this condition.

Regards  
Andy