

From: Nigel Warren [mailto:nigel@nmwarchitects.co.uk]
Sent: 02 April 2019 18:49
To: Sophie Browne
Subject: Ref 18/04606/COMPLY - The Watchtower Little Rissington GL 54 2QB

Sophie,

Following your e-mail of 8th. February with comments received from Karen Toomer from Env. Health Contamination. I have consulted with Wilson Associates and have the following response:-

1/ Two above ground diesel tanks were identified during the intrusive investigation, these were temporary tanks on hire from Speedyhire and related to the ongoing construction activities being undertaken within the surrounding area, no underground pipework was observed and given the tanks were on temporary hire there is no reason to suspect that underground pipework would be present. Significant hydrocarbon contamination was not suspected during the investigation. I can confirm that TP1 was positioned near to the tank located in the sites north-western corner and excavated within an area of site where the tarmac is proposed for removal and no visual or olfactory evidence of hydrocarbons was identified. Unless a significant spillage incident occurred after the survey (which should have been reported to the relevant authorities had it occurred) there is considered to be a low risk that any hydrocarbons are present that could pose a risk to the health of future site users.

2/ A visual assessment was made inside the existing main building and my former colleague thought that possible Asbestos Containing Material (pACM) may have been present (ceiling tiles). I am aware that a specialist asbestos survey was undertaken which formally identified the presence of ACM within the building and this material has been carefully removed from site by specialist contractors. There was no evidence that ACM from the building would have been deposited on this external area. Given the size of the site, the three samples of near surface soil that Wilson Associates submitted for Asbestos identification, testing is considered adequate, particularly as none of which identified the presence of asbestos fibres.

3&4/ Regarding the PAH contamination encountered, it is understood that the client intends to excavate the tarmac, sub-base and made ground (to a depth of 500mm) within the proposed garden in the area of TP6 (highlighted yellow). This material is to be removed from site to licensed landfill. Weighbridge tickets will be required from every load taken to the

landfill to confirm to the LPA that the material has been removed from site under chain of custody to an appropriately licensed facility. 500mm of clean imported topsoil and sub-base will be placed in this area. It is recommended that all imported soil comes pre-validated as acceptable for use in a residential garden to ensure that new contaminants are not introduced onto the site.

Regarding the mildly elevated PAH encountered within surface topsoil in TP3, it is understood that the client requires this Practice to return to site to take samples within the soil surrounding TP3 and through supplementary laboratory testing, determine the lateral extent of the hotspot. It is understood that once delineated, the affected soil will be excavated and removed to licensed landfill and the void reinstated with clean, imported, pre-certified topsoil.

I trust that the above is self-explanatory and that the remediation/validation approach fully addresses Karen Toomer's concerns. Timothy Coe at Wilson Associates is happy to liaise directly if there are any further matters.

If you do have any further queries, please do not hesitate to contact me directly.

Kind Regards

Nigel



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