



Engineering Design Services

2395 ABERMULE BUSINESS PARK – RECYCLING BULKING FACILITY

Contamination Remediation Strategy
November 2019



Report No. 2395/R01/001

Prepared By Lisa Contestabile

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2395 Abermule Business Park – Recycling Bulking Facility.

Contamination Remediation Strategy.

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Record of Previous Issue and Amendments

Version	Original Issue Date	Summary of Changes

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1 INTRODUCTION

1.1 This document has been produced in line with Condition 9 in respect of full Planning Approval P/2018/0587 for the Recycling Bulking Facility at Abermule Business Park, and follows submission and approval of the Geo-Environmental and Geotechnical Assessment Report for the site. (Planning Ref: 19/1236/DIS).

1.2 Condition 9 states that; Within 6 weeks of the commencement of development and prior to works being undertaken on the area identified as contaminated a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the intended use of the land after remediation.

1.3 A Geo-Environmental and Geotechnical Assessment Report submitted and approved by Committee (Ref: 19/1236/DIS) identified the following contaminate linkages:

- a) Asbestos - Asbestos was detected within 3 sampling locations during the Middlemarch ecological works, within stockpiles located adjacent to the northwest boundary.
- b) Radon - The site is located within a medium probability radon area (5% to 10% of homes are estimated to be at or above the action level).
- c) Sulphates - Design Sulphate Class (DS) of DS-1 and an Aggressive Chemical Environment for Concrete Class (AC) of AC- 1.

2 WORKS

2.1 Initial site clearance works include removal of spoil (some containing asbestos debris), rubble and silage bails on top of the old road, prior to removal of the old road surface, to allow for landscaping and ecological enhancement. It also includes removal of buried asbestos board which is within the footprint of the Recycling Bulking Facility. See Appendix A.

2.2 The full development includes construction of a bulking shed, with adjoining office/welfare facilities, an asphalt concrete yard, concrete storage bays and slabs, and parking for both recycling collection vehicles and staff cars. The construction is inclusive of both surface water and foul drainage systems.

3 REMEDIATION

3.1 As remediation of the identified contaminate linkages, the following has been produced:

- a) Abermule Recycling Bulking Facility – Asbestos Management Plan. Jones Bros Civil Engineering UK, 7th November 2019. See Appendix B.
- b) Delta Memtech Gas Protection to Concrete Floors detail, Caulmart. This system will be employed under both the bulking shed and office/welfare buildings. See Appendix C.

3.2 In addition to the above documents, all below ground concrete will be designed for the stated sulphates class.

4 TIMETABLE OF WORKS

4.1 Works to remove all spoil, rubble and silage bails, including that identified as containing asbestos debris, will be undertaken in accordance with the submitted Asbestos Management Plan, and line with requirements of the existing National Resources Wales European Protected Species Licence for Great Crested Newts, (REF S085108). It is expected these works will be undertaken in March 2020, subject to weather conditions meeting ecological requirements.

4.2 Works to remove the buried asbestos board will be undertaken in accordance with the submitted Asbestos Management Plan, and will commence once approval of the remediation has been received.

4.3 The gas protection layer will be installed when the concrete slabs for the buildings are laid; works commencing mid to late February 2020.

Appendix A

2395/0200.001 Site Clearance Plan – 1 of 3, Main Site.

Appendix B

**Abermule Recycling Bulking Facility – Asbestos Management
Plan. Jones Bros Civil Engineering UK, 7th November 2019.**

Appendix C

**Delta Memtech Gas Protection to Concrete Floors detail,
Caulmart. Drawing No. 4218-CAU-XX-XX-DR-S-5000.**