

-----Original Message-----

From: [REDACTED]

Sent: 04 April 2011 15:07

To: [REDACTED]

Subject: RE: Land Rear Of 95-101 Richmond Road, Montpelier

Hi Piers,

You are correct in your thinking in that as the soil is under hard-cover no remedial action is required. However, you may wish to consider installing a high visibility geo-textile membrane between the soil and the hard-cover at the front of the dwellings, just in case someone decides to construct a garden at a later date. I will leave you to decide if it is required.

Regards,

Richard Monks

Senior Pollution Control Officer

Bristol City Council

Pollution Control Team

3rd Floor Brunel House

St George's Road

Bristol BS1 5UY

Tel. (0117) 9223323

>>> [REDACTED] > 29/03/2011 18:14 >>>

Hello Richard,

Thank you for this. Very helpful. I have attached our plans as approved because I would like you to consider the outside spaces for our scheme. We have with each house about 800mm of defensible space at the front & small yard

to the rear. In both cases the land will be hard-covered & soil inaccessible.
Given what you say about our soil remaining as it is under hard-cover can you confirm that no further action need be taken?

Piers

-----Original Message-----

From: [REDACTED]

Sent: 25 March 2011 10:56

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Land Rear Of 95-101 Richmond Road, Montpelier

Piers,

I have studied the letter report prepared by Scientific Analysis Laboratories for Mini Soil Surveys (West) Limited, reference 228671-1, dated 1st March 2011, that you kindly sent me.

The results of the chemical analysis have identified elevated concentrations of arsenic, lead and benzo(a)pyrene in the site soil, which also has a high pH level. Consequently, this material is unsuitable for use in a residential garden or in areas of soft landscaping, although it may remain beneath the footprint of a building or under hard-cover. I therefore recommend the following:

1. Garden areas should be capped with a minimum 600mm clean imported soil (300mm sub-soil / 300mm topsoil). The importation of topsoil, subsoil and other fill materials provides the opportunity for new contamination hazards to be introduced onto a site. Soils must not be contaminated with significant

quantities of concrete, brick, plastics, metal, asbestos, glass, tarmac or organic matter such as wood/timber.

All imported soil must comply with the Environment Agency's CLEA Soil Guideline Values for residential gardens and all topsoil with the British Standard BS 3882: 2007 Specification for Topsoil.

The source and supplier of the soil must be provided to Bristol City Council's Pollution Control Team, accompanied by certificates of analysis appropriate to the quantity provided. The soil should be analysed for metals, speciated polycyclic aromatic hydrocarbons (PAHs); total petroleum hydrocarbons (TPH) and pH. Bristol City Council's Pollution Control Team must approve the results of the chemical analysis of the soil prior to use.

2. As the concentration of arsenic, chromium, lead, petroleum hydrocarbons and pH exceeds the Generic Assessment Criteria for water supply pipes, Bristol Water's recommendation for the protection of the water supply at the site must be strictly adhered to.

I would be grateful if will you confirm the action you propose to take to manage the contamination at the site.

I look forward to hearing from you in due course.

Regards,

Richard Monks

>>> [REDACTED] 23/03/2011 14:44 >>>

Hello Richard,

As discussed I am sending you the results of the soil survey for your

assessment. Do let me know if you require any further information.

Regards,

Piers

Cc'd John Merceron - project partner

David Cahill - project designer