

Hi Sam

I have reviewed the Asbestos Demolition Report prepared by Crucial Environmental. It has identified chrysotile and amosite in the building, principally in floor tiles and duct boxing. These materials will need to be removed prior to demolition as recommended in the report.

I also have read the EA's comments and note the objection to discharge of any part of condition 5.

I would agree with conclusion that :

"...the report recommends intrusive investigation works, including boreholes to establish the thickness and extent of Made Ground, assessment of the ground gas regime, and laboratory testing for contamination. The report also recommends laboratory analysis for heavy metals, speciated PAHs, total petroleum hydrocarbons and asbestos, and notes that groundwater sampling may be required where groundwater is encountered. The report further advises that additional drilling and testing may be required should contamination be identified. We support these recommendations. However, the scope must also include soil and groundwater testing for PFAS."

However my view is that condition 5 part a) can be discharged as the requirements of that element have been met, namely:

"A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses (including, but not limited to, asbestos, hydrocarbon and PFAS contamination).
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site."

As I have previously advised, the applicant will need to make their consult aware that confirmed PFAS contamination from firefighting foams has been found to the south of the site. This authority expects that sampling for PFAS should therefore be included as part of any intrusive investigation undertaken to satisfy part b) of condition 5.

Lee

Lee Money

Team Leader Pollution

[REDACTED]





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