

Rhodri Griffiths

From: Robert Bowen <info@rbplanning.co.uk>
Sent: 19 January 2026 12:09
To: Rhodri Griffiths
Cc: The Paddock; Samantha Toone
Subject: P2025/0689 - The Paddock Access To Dyffryn Farm
Attachments: Q0759 - PRA R2_compressed.pdf; Q1813 GIR R2_compressed.pdf; Quantum email 19:1:26.pdf

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Hi Rhod,

Hope all is well.

I write with reference to the consultation reply from Env Health.

Please find attached revised Ground investigation reports and the consulting engineers email dated 19/1/2026

In response to the concerns raised the consulting engineer has stated the following

"With regards the site boundary, it is understood the development area is located to the north of the tree line as the intrusive investigation focussed on this development area. It is accepted the area to the south of the tree line is within the vicinity of an historic lime kiln and the potential exists for associated Made Ground to be present however, this area is to remain as a Paddock and therefore no pathways to potential receptors are deemed to exist. If the use is to change, consideration will be required to determine if investigation and a suitable risk assessment is required."

"With regards the potential for Asbestos contamination to be present associated with the demolition of the former building on-site, it is understood an Asbestos survey was not undertaken on the building prior to demolition. No demolition material, which would be a potential primary source of asbestos contamination, is present on-site. In addition, an asbestos screen was undertaken on the near surface soils within the vicinity of the former building, with no asbestos fibres detected. Therefore, no potential contamination source associated with Asbestos fibres has been identified. The PRA has been updated to specifically make reference to potential for asbestos to be present."

"Attached are slightly updated reports to address the associated comments."

In relation to the use of the paddock, in order to prevent potential future pathways my client is happy to accept a condition preventing building, works and vegetables being grown in that are without further ground investigation.

Many Thanks

Rob

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