MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Sarah Duckworth Planning Officer
Our Ref:	P/2024/1044	**Your Ref:**	P/2024/1044
Date:	15 July 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1044 – DISCHARGE OF CONDITIONS 3 (SAMPLES), 7 (SCHEME) AND 8 (CONTAMINATION) OF PLANNING PERMISSION P/2023/0249

DOLWAR, PARK ROAD, COEDPOETH, WREXHAM, LL11 3TD

The following report has been submitted for the discharge of condition 8 of P/2023/0249:

- GroundSolve Ltd, Phase 2 Ground Investigation: Dolwar, Coedpoeth, GSL3035, Version 1, 17th April 2024 Final

I have the following comments to make.

1. I consider the scope and conclusions of the report to satisfactory. Although for completeness the Preliminary Risk Assessment which has been referred to and is the first stage of a contamination assessment should also be submitted for review and approval.

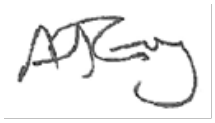
2. The elevated concentrations of hydrocarbons in WS01 are noted, the Remediation Strategy should include the requirement for a watching brief in this area during the site construction works. Steps to be taken should any more extensive hydrocarbon contamination be found should also be detailed.

3. In regard to 10.2 which details the remedial works will comprise provision of a capping layer then, depending on site levels, the developer may wish to consider the option of raising the ground with the necessary cover layer, this would remove any costs associated with disposal of contaminated soils. I note that the removal of made ground is mentioned as an option in the Executive Summary. Clarification on the remedial proposals for garden areas should be provided. The Remediation

Strategy/Method Statement can be a short letter report outlining/confirming the remediation measures.

At this time I cannot recommend the discharge of Condition 8, since in addition to the above points, a Remediation Strategy should be submitted for approval by the Council.

Should you have any queries regarding the above then please contact me on Ext. 8771.



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Angela Guy
Contaminated Land Officer