MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Sarah Duckworth Planning Officer
Our Ref:	P/2024/1044	**Your Ref:**	P/2024/1044
Date:	04 November 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

Further to my Memo dated 15 July 2024, the following additional reports have now been submitted for the discharge of condition 8 of P/2023/0249:

- GroundSolve Ltd, Dolwar, Coedpoeth, 3035/REF, Version 1, 22nd December 2023, Final
- GroundSolve Ltd, Remediation Strategy - Dolwar, Coedpoeth, GSL3139, Version 1, 31st July 2024, Final

I have the following comments to make.

1. The first report listed above is a Preliminary Risk Assessment and I consider the scope and conclusions of the report to satisfactory.

2. The second report is a Remediation Strategy and I can confirm that the remedial works described are sufficient. In terms of hardstanding areas, it is noted (section 4.2) areas of permanent hardstanding (i.e. a driveway) do not require remediation of the ground below, however any potentially temporary areas of hardstanding will do e.g. patio areas.

3. Section 4.4 of the Remediation Strategy and specifically Table 4.2 refers to the frequency of testing of imported soils. The testing frequency should be in accordance with the Welsh Land Contamination Working Group document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover

Systems'. For the verification testing please use that guidance and not the details provided in table 4.2.

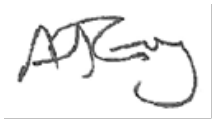
4. In regard to section 4.5, unless there is a significant and obvious change in soil type then I would advise caution in carrying out further testing to delineate areas of elevated lead concentrations on the basis that the testing undertaken during the site investigation in July was considered to be representative of site conditions and elevated lead was found at all 4 locations sampled, consequently the presence of the elevated lead is considered to be site wide. To reduce costs associated with the removal of soils off site to a suitably licensed waste disposal facility consideration could be given to raising site levels to provide the cover system.

5. In the first bullet point of section 5.1 it is stated that only the soft landscaped areas within the northern part of the site will require remediation, however this has not been mentioned earlier within the report and is not in line with the findings of the site investigation works therefore clarification as to whether this is a mistake within the report should be provided. If it is not a mistake then an explanation of why remedial works are only required in this area should be provided for approval – since at this time I consider all of the garden areas will require remedial works.

The points raised in 2, 3 and 4 above can be addressed in the Verification Report to be prepared for the discharge of Condition 9 and a revised Remediation Strategy is not required on the basis that the advice provided on these matters will be heeded.

Until a satisfactory response in regard to point 5 has been provided I cannot recommend the discharge of Condition 8.

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



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Angela Guy
Contaminated Land Officer