MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2024/1421	**Your Ref:**	P/2024/1421
Date:	24 December 2024	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1421 WOODVILLE GARAGE, GRESFORD ROAD, LLAY, WREXHAM, LL12 0NW

DISCHARGE OF CONDITIONS 3 (SAMPLES), 4, 5 AND 15 (DRAINAGE), 6 (BIODIVERSITY), 7 (LANDSCAPING), 9 (CONTAMINATION), 13 AND 14 (ACCESS) AND 16 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN) OF PLANNING PERMISSION P/2022/0458

The following report has been submitted to the Planning Team under the above planning application:

"Tier Consult Group, Remediation Options Appraisal, Remediation Strategy and Ground Gas Verification Plan for Woodville Garage, Llay, TE1010-TE-00-XX-RP-GE-001-V01, 06 December 2024, Final".

The report has been reviewed and commented on as detailed below.

1. In the last paragraph on page 11 and section 5.2 of the Report there is discussion regarding dealing with previously unidentified contamination and using betterment as opposed to remediation targets. Betterment is not standard practice for the Contaminated Land Team at Wrexham Council and at this time will not be considered an appropriate remediation option. Should previously unidentified contamination be found then the same standard of remediation should be employed for those areas. Should the contamination comprise previously unfound types of contamination then works in that area should cease and discussion with the Contaminated Land Team on the appropriate method of investigation and remediation (if needed) is required before any works recommence.

2. Reference to remediation of the forecourt area and pipelines are not specifically mentioned in the Report, given the likelihood of spills having occurred in the forecourt

area then specific attention in this area is required as is the ground around the pipelines leading from tanks to the forecourt area. This should include reference to the forecourt area and pipeline routes which are uncovered on a plan and the remediation and verification checks undertaken in those areas.

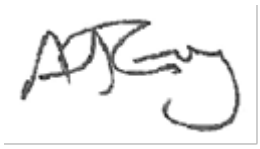
3. On page 14 under the section Remediation Criteria and page 15 under the section Verification of Impacted Soil Removal, it is proposed to take soil samples on a 5m grid basis from the sides and base of the tank excavation. This may be appropriate, however without know the dimensions of the resultant excavation I can't agree with this sampling strategy at this time. The sampling should be sufficient to give confidence in there being no significant residual contamination. In addition to the general strategy, any specific areas where visible contamination has been excavated and removed will require additional sampling to ensure sufficient material has been removed.

4. On page 15 under the section Clean Cover System it is suggested an alternative to 600mm comprising 450mm subsoil and 150mm topsoil would be to have 300mm of soil (150mm each of subsoil and topsoil) and a 300mm hard dig layer of clean crush/stone. This alternative would not be acceptable, 600mm of soil is required for a suitable cover system that is also a sufficient planting medium. A clean cover system should also be provided below patio areas and in front gardens. Driveways would not require this however.

5. On p15 under the section Verification YALPAG guidance has been used. With this Memo I am providing the WLCWG guidance which should be referred to.

I consider the Report to be sufficient and can recommend the discharge of condition 9 but the above comments need to be considered and will be checked when the Verification Report for the discharge of condition 10 is submitted.

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



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Angela Guy
Contaminated Land Officer