MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sharon Holman Planning Team
Our Ref:	P/2025/0444	**Your Ref:**	P/2025/0444
Date:	08 July 2025	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0444 DISCHARGE OF CONDITIONS 3 (MATERIALS), 6 (DRAINAGE), 7(CONTAMINATION) AND 10 (LANDSCAPING) OF PLANNING PERMISSION P/2025/0072

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

Further to my Memos dated 15 July 2024 and 04 November 2024 regarding P/2023/0249 & the discharge of condition 8 on P/2024/1044, I notice this is the same site and consequently can confirm that the same observations would apply to this application in regard to the discharge of condition 7. In summary my previous observations were:

1. The Preliminary Risk Assessment report is satisfactory.
2. The Ground Investigation report is satisfactory.
3. The remedial works described in the Remediation Strategy are sufficient, however it should be noted:

i. Section 4.2, any potentially temporary areas of hardstanding will require remediation e.g. patio areas but areas, but areas of permanent hardstanding (i.e. a driveway) do not require remediation of the ground below.

ii. Section 4.4, Table 4.2 refers to the frequency of testing of imported soils. For the verification testing please ensure the testing frequency is 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'. and not the details provided in table 4.2.

iii. 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.

iv. 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 i) – iii) above can be addressed in the Verification Report to be prepared for the discharge of Condition 8. 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 iv) has been provided I cannot recommend the discharge of Condition 7 of P/2025/0072.

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



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Angela Roberts
Contaminated Land Officer