

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Gwyn Humphreys
Development Management Lead

Our Ref: P/2023/0567

Your Ref: P/2023/0567

Date: 20 September 2023

**No. of
Pages:** 4

P/2023/0567 – GRESFORD ROAD, LLAY – VALIDATION OF PLOTS 125-129, 231-254 and 351-356

I have reviewed the Letter Report prepared by REFA, dated 23rd July 2022 (ref: HM/17040/06). I can confirm that the information in the Letter Report is sufficient for plots 125-129 and can therefore recommend the partial discharge of condition 11 for those plots, however as detailed below remedial works were required in the rear gardens of plots 231 - 237 & 246 - 250 & 351 - 352 (a 600mm clean cover system) and the front gardens of plots 351 – 353 (a 450mm clean cover system) therefore I would not recommend the partial discharge in regard to those plots as no remedial works have been undertaken. Whilst it is stated in the letter that no evidence of contamination or animal remains was observed, for those plots where remediation was identified as necessary (as detailed in paragraph 4.2 of the Remediation Strategy) this should still have been undertaken.

The letter states that all plots are now completed as the plots referred to above were the final plots to be excavated. However as detailed below there are some gaps in the validation records that I hold.

Below are extracts from the drawing 'Remediation Plan, 17040/25/Rev A, dated 20.12.19 within the 'Remediation Strategy Policy for Gresford Road, Llay, Wrexham, prepared for Anwyl Homes & Bellway Homes Ltd, December 2019 Ref: Remediation Strategy 17040/REM/001/A'. The drawing shows the following plots require remediation and/or checks for the presence of animal remains:

- front gardens (450mm capping): plots 349 - 353
- landscaped areas (450mm capping) - next to plots 231 - 235 and 246.
- rear gardens (600mm capping) - plots 231 - 237, 246 - 250, 348 - 352
- approximate area where animal remains found - 251, 252, 351, 352
- approximate area where animal remains might be found - 52, 67, 68 71, 72, 220, 221, 228, 229, 230



Front garden landscaped areas where ground levels should be reduced or raised to accommodate 450mm of clean inert capping. Capping should consist of at least 150mm of topsoil.



Rear garden areas where ground levels should be raised or reduced to allow for at least 600mm of clean inert capping. Capping should consist of at least 150mm of topsoil.



Approximate location where animal remains have been identified and will require appropriate disposal in accordance with APHA and Duty Vet guidance.



Approximate areas where landowner has indicated where animal remains maybe present but not identified during the site investigation.





This table lists the plots validated based on the Validation Reports received for specific planning applications and the dates of my Memos responding to those applications. The green text indicates those plots which required remediation or checks based on the above drawings and the red text indicates those plots where insufficient details have been provided.

Plots	Verification Details
1 – 17	P/2020/0205 Memo 14 August 2020
18 – 27	P/2020/0384 Memo 14 August 2020
19 – 26	P/2022/0866 Memo 31 October 2022
28	P/2020/0205 Memo 14 August 2020
29 – 61 (checks for animal remains: 52)	P/2020/0384 Memo 14 August 2020 & Memo 21 October 2020
62 – 68 (checks for animal remains: 67, 68)	P/2020/0901 Memo 28 January 2021
69 – 77 (checks for animal remains: 71, 72)	P/2020/0384 Memo 14 August 2020 & Memo 21 October 2020
78	None received
79 – 101	P/2021/0774 Memo 11 August 2021
102 – 105	None received
106 & 107	P/2022/0307 Memo 13 April 2022
108	P/2022/0866 Memo 31 October 2022
109 – 124	P/2022/0307 Memo 13 April 2022
125 – 129	P/2023/0567 Memo 20 Sept 2023
130 – 148	P/2022/0307 Memo 13 April 2022
149 – 151	None received
152 – 162	P/2022/0866 Memo 31 October 2022
153 – 161	P/2022/0307 Memo 13 April 2022
163 – 168	None received
169 – 188	P/2022/0307 Memo 13 April 2022
189 – 208	P/2022/0866 Memo 31 October 2022
209 – 230 (checks for animal remains: 220, 221, 228 - 230)	P/2022/0866 Memo 31 October 2022
223 & 224	P/2022/0307 Memo 13 April 2022
231 – 254 (rear gardens 231 - 237 & 246 – 250 & checks for animal remains 251, 252)	P/2023/0567 This Memo – insufficient for plots 231 - 237 & 246 – 250 as no remediation undertaken.

255 – 270	P/2022/0307 Memo 13 April 2022
271 – 273	P/2020/0205 Memo 14 August 2020 & Memo 29 September 2020 & Memo 21 October 2020
274 – 280	P/2020/0384 Memo 14 August 2020
281 – 286	P/2020/0901 Memo 28 January 2021
302 – 307	P/2020/0384 Memo 14 August 2020
287 – 317	P/2021/0774 Memo 11 August 2021
318 – 321	P/2020/0901 Memo 28 January 2021
322 – 327	P/2020/0384 Memo 14 August 2020
328 & 329	P/2021/0774 Memo 11 August 2021
330 – 347	P/2020/0205 Memo 14 August 2020
348 – 350 (front gardens 349 & 350 & rear gardens 348 - 350)	P/2022/0307 Memo 13 April 2022 & Memo 09 June 2022
351 – 356 (front gardens 351 – 353 & rear gardens 351 – 352 & checks for animal remains 351, 352)	P/2023/0567 This Memo – insufficient for plots 351 - 353 as no remediation undertaken.
357 – 362	P/2021/0774 Memo 11 August 2021
Landscaped areas next to 231 - 235 and 246	None received

It is recommended that condition 11 is not fully discharged until the outstanding validation details are received and found to be sufficient for the following plots and landscaped areas. In summary the outstanding details are:

- a) Validation for plots 78, 102 – 105, 149 – 151, 163 – 168 (none of these plots required remediation measures however as with all other plots that had no remediation requirements they should be covered by a letter).
- b) Remedial works (as specified in the Remediation Strategy and summarised above) for plots 231 - 237 & 246 – 250 & 351 – 353 and the landscaped areas next to 231 - 235 and 246. Including subsequent validation of those works.

Please do not hesitate to contact me should you have any queries regarding this Memo.



Angela Guy
Contaminated Land Officer