

Gwyn Humphreys

Importance:

High

From: trevor@tmplanning.co.uk <trevor@tmplanning.co.uk>

Sent: 31 May 2023 22:16

To: Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>

Subject: FW: P/2022/0798 - Riverside Stud

Importance: High

Hi Gwyn

Further to the request from NRW regarding information relative to the tip site, I have now had the response from my client's ecologist as follows:-

Please find attached copies of maps and plans that very clearly show that the boundary of the proposed site, and of Riverside Stud land around it, correspond exactly to the boundary of the tip site marked on the 1963 1:10560 OS map (incorrectly referred to as 1:10,000 in the 2022 Camlad report) , current OS map bases in MAGIC, the current BGS Map Viewer, Google Earth images from 2006, showing the start of waste disposal (the dark areas are probably ground stabilisation mesh), 2008, showing lorries depositing waste, 2021 showing the completed and landscaped tip site.

The large oak tree with a stem diameter of 850-900 mm, 20m from the site, on the boundary, and referenced in our report, is at least 120 years old and would not have survived being over the waste disposal site.

The landscaping area and stabilisation slope between the pit and the boundary is evident on all Google Earth images, MAGIC mapping, Camlad plans and BGS maps.

All of the above was detailed and referenced in our 2022 report; this should have been sufficient for anyone who read beyond the summary. NRW and Wrexham planners should note that these images may contain copyright material and should not be re-used. They are all likely to be available on their own systems.

With regard to the old well, this is a valid point. As I discussed with you, infilling with compacted clayey material, then creating a dish above it, just below surrounding ground, with a marginal trench, and then concreting over the dish and trench with some steel reinforcement of the concrete, is what I recommend.

As the Ecologist has suggested in his last paragraph, my client proposes that we carry out his recommendation.

Speak to you soon.

Kind Regards

Trevor Mennell

Trevor Mennell Planning