

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Amy Brittain Planning Control Lead
Our Ref:	P/2022/1015	Your Ref:	P/2022/1015
Date:	03 January 2023	No. of Pages:	1

LAND OFF JACQUES WAY, WREXHAM P/2022/1015

The following report has been submitted for the above application:

E-Geo Solutions 'Development at Jacques Yard, Jacques Way, Regent Street, Wrexham, LL11 2BY, Phase 4 – Site Remediation Verification Report, Report No. E1659.PH4.VER.R1, November 2022'

I have reviewed the report and have the following queries:

1. Plots on the western side of the site (plots 1-7, 18-25 (except 24)) are not referred to within the report and consequently have no verification.
2. The imported soils appear to be recycled, based on the supplier details provided. The quantity of sampling undertaken is not considered sufficient for recycled material. Guidance on verification sampling 'Requirements for the Chemical Testing of Imported materials for Various End Uses and Validation of Cover Systems', May 2013 provides advice on verification of imported soils. The testing frequency within that guide details a higher frequency than has been undertaken and recommends consultation with the Council as the requirements for each site will vary and will also be dependent on the source of the material being imported. Further information on the source of the imported material should be provided so that agreement on the sampling frequency can be discussed and any further sampling requirements agreed.

Just to note that from a previous enquiry I received in January 2022 I understood that the imported soil was coming from another Castlemead development site which was in Kelsall, Cheshire. It was to be brought onto site under a U1 exemption, the volume was 120m³ and if more was required then a topsoil and subsoil supplier was to be used to purchase accredited clean material.

3. In an email from Joe O'Donnell at Castlemead to Matthew Phillips dated 16 June 2020 it was stated that details of water supply pipe protection were in the Remediation Statement [Strategy], however I have been unable to find those details. No mention is made within the verification report about the protection of the water supply, details of measures undertaken need to be provided.
4. The verification report does not detail whether any previously unidentified contamination was found during the development works and if it was, what measures were taken to assess it.

At this time I cannot recommend discharge of condition 10.

A handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized, cursive script.

Angela Guy
Contaminated Land Officer