



CONSULTING ENGINEERS

**CIVIL • STRUCTURAL
GEOTECHNICAL • ENVIRONMENTAL**

HM/17040/05

22nd March 2022

Anwyl Homes & Bellway Homes
Anwyl House 2 Alderman Road
St Davids Park Liverpool
Clos Dewi Sant Merseyside
Ewloe L24 9LR
CH5 3DT

Attn: Mr P O'Brien & Ms L Jones

RE: GRESFORD RD, LLAY - VALIDATION OF PLOTS 106, 107, 109 – 124, 130 – 148, 153 – 161, 169 – 188, 223, 224, 255 – 270, 348 – 350.

Dear Mr O'Brien & Ms Jones

We have been instructed by Anwyl Homes and Bellway Homes to produce a remediation progress report to facilitate the partial discharge of planning condition No.11 (Application No. P/2014/0905) for plots 106, 107, 019 – 124, 130 – 148, 153 – 161, 169 – 188, 223, 224, 255 – 270, 348 – 350.

REFA have previously carried out a full intrusive investigation within the site and produced a remediation strategy (17040/REM/001/A dated December 2019) for the development in accordance with comments from the CLO at Wrexham Council. This remediation strategy has recommended localised capping to plots 348 – 352, 237 & 245 – 250. The strategy has also recommended a watching brief for potential animal burial sites during the groundworks so any remains can be disposed appropriately under the supervision of the APHA and Duty Vet.

REFA has previously validated the removal of animal remains in close proximity to plot 351 which is reported within report reference MD/ST/17040 (dated October 2020). No further remains have been identified or subsequent validations have taken place.

We understand from our clients that all foundations have been constructed to plots 106, 107, 019 – 124, 130 – 148, 153 – 161, 169 – 188, 223, 224, 255 – 270 and 348 – 350 (highlighted upon the appended Development Progress Plan) and the groundworker has not identified any evidence of irregular ground conditions, evidence of contamination or animal remains during the groundworks. These plots are all located in areas where no remedial action was required based upon the intrusive investigations and therefore the findings are consistent with the strategy and ground investigation.

Please note that REFA have not maintained a full-time site presence but upon conducting site visits we have maintained a dialogue with the groundworkers to ensure that any potential remedial issues are relayed back to ourselves. Based upon this we consider that plots 106, 107, 019 – 124, 130 – 148, 153 – 161, 169 – 188, 223, 224, 255 – 270 and 348 – 350 require no remedial action and would be suitable for the discharge of condition 11.

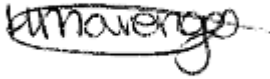
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We trust that this information meets with your requirements at this time but if you do require anything further or have any queries then please do not hesitate to contact us.

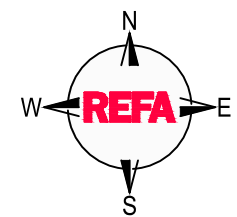
Yours Sincerely



Hollie Marengo B Sc (Hons), MSc, FGS

ENC:

Development Progress Plan – 17040/43-03 Rev A



NOTES:
Basic radon gas precautions
required in all properties. If
any animal remains are identified
during groundworks then works
should cease and the APHA and
Duty Vet should be consulted.

Legend:	
—	Approximate Site Boundary
■	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 areas where landowner has indicated where animal remains maybe present but not identified during the site investigation.
■	Plot areas where foundations have been constructed and no evidence of animal burials have been identified.
■	Former areas of development where plots have been constructed and no animal remains have been identified

REFA CONSULTING ENGINEERS CIVIL • STRUCTURAL GEOTECHNICAL • ENVIRONMENTAL	45 Bridgeman Terrace Wigan Lancashire WN1 1TT Tel: (01942) 826 020 Email: info@refa.co.uk Web: www.refa.co.uk	Client:	ANWYL HOMES/BELLWAY HOMES		Scale:	1:1000	Drawn:	ADP		
		Project:	GRESFORD ROAD, LLAY		Sheet Size:	A1	Date:	07.07.21		
		Drawing Title:	DEVELOPMENT PROGRESS PLAN		Drawing No:	17040/43-03	Approved:	MD	Revision Details	