

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2022/0217

Your Ref: P/2022/0217

Date: 16 March 2022

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0217 – PLAS MOSTYN BACH, MINERA ROAD, MINERA, WREXHAM

DISCHARGE OF CONDITIONS 6 (ECOLOGY), 7 (ECOLOGY), 8 (CONTAMINATION), 12 (ECOLOGY) AND 15 (PHOTOGRAPHIC SURVEY) OF PLANNING PERMISSION P/2017/0758

The following report has been reviewed and found to be sufficient.

- Groundsure, Phase 1 Preliminary Risk Assessment, Report Ref: GSP-2021-1913-1, dated 22nd February 2021

The statement copied below is on page 26 of the report. Undertaking remediation works regardless of whether contamination has been proven to be present or not is sometimes acceptable in certain circumstances. In this situation, provided a suitable cover system is put in place for all garden areas then it is agreed that no soil testing needs to be undertaken. The details of the cover system need to be provided in a short Remediation Strategy to be submitted to the Council for approval. The Strategy should provide details of the location of the garden areas, the type of landscaping, the depth and type of cover to be placed and proposed verification measures.

However, the developer proposes to establish the garden area by importing topsoil and subsoil soil to provide a suitable and safe growing medium. It considered that this would mitigate the risks associated with direct uptake pathways and prevent any unacceptable risks.

On completion of the remediation works a Verification Report should be submitted to the Council for approval and the discharge of Condition 9.

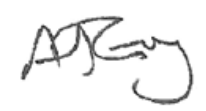
Should the developer decide not to put a cover system in place for garden areas then further risk assessment, to include soil testing will be required to establish whether any contamination is present and therefore whether any remedial works are required. If remedial works are

required then a cover system may be found to be the most appropriate solution, although alternative measures may also be appropriate.

At this time I would not recommend the discharge of Condition 8 until a Remediation Strategy is submitted for review to the Council and agreed.

It is noted that the conclusions of the report focus on risks from coal mines gas, this matter should be addressed through the coal mining risk assessment rather than land contamination risk assessment.

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

A handwritten signature in black ink, appearing to read 'Angela Guy', enclosed within a thin black rectangular border.

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Angela Guy
Contaminated Land Officer