

Condition 3e) 2 pages



Doug Bailey <dougbailey6@gmail.com>

RHO P/2020/0844 Land off High St Johnstown- Application to discharge conditions 3, (8 & 9 separately)

1 message

Doug Bailey <dougbailey6@gmail.com>

23 February 2022 at 15:56

To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>, Stacey Inglis@wrexham.gov.uk

Dear Matthew, Stacey

We thank you for your memo dated 27th January 22 with updated comments noted in blue. I will enclose this email within the application for discharge of condition, together with a copy of the previous relevant supporting documentation being delivered by hand this afternoon, and pay the £115 fee also.

I note Groundsolve's response to items 3 and 4b, and advise as follows regarding points 5 and 7:

Item 5: The brick built substation with a concrete roof has a concrete slab. We have removed the brickwork and concrete roof, but the slab/foundation remains intact. There is no evidence of contamination, and Groundsolves testing was immediately in front of the slab. This is in the NW corner of the site and we would be very grateful if the prestart condition could be discharged based on the correspondence attached, and we can either do an additional test for this locality when the foundation is grubbed up, or cover it via a standard rear garden capping/validation specific to plot 3?

Item 7: Thank you for the relevant information re testing of imported materials. We will complete the sample frequency assessment and submit it in advance of topsoiling rear gardens, noting/requesting this be considered a pre completion condition, not pre-commencement please?

We hope this information resolves the outstanding queries and thank you for all the other comments, which are noted but not requiring further information for the discharge of the contamination condition number 3 of the Planning approval. (marked up copy attached)

Should you have any queries, please feel free to call or email when convenient

I will print this document and submit separately with the form, covering letter, associated relevant correspondence for Condition 3 over the last few months, plus change of brick confirmation (Cond 8) and landscaping/boundary proposals (Cond 9) and deliver to Lord St this afternoon.

Best Regards
Doug

Doug Bailey

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----- Forwarded message -----

From: Elizabeth Smith <elizabethsmith@groundsolve.com>

Date: Wed, 2 Feb 2022 at 14:34
Subject: Response to Wrexham
To: Doug Bailey <dougbailey6@gmail.com>

Good Afternoon Doug,

Following an additional memorandum from WCBC, we have the following response:

3. A sample was taken at 2.0m within the natural ground where an oily sheen and hydrocarbon odour was observed. Testing revealed that any trace of hydrocarbons was below limit of detection for all hydrocarbons as shown in the results of the report. Therefore, it is unlikely that the oily sheen and smell came from a fuel line or a fuel spillage, and more likely originated from organic matter such as decaying plants.

4b. We can confirm that TP101 was excavated within the footprint of the tank, but is shown adjacent on the plan so that the symbol did not cover the position of the tank. If you would prefer this to be moved please let us know.

We hope this ties up any loose ends from our side. Anything else, please let us know.

Kind regards,

Liz Smith

Graduate Geotechnical Engineer

BSc (Hons) GMICE

Please note, my working days are Monday, Tuesday and Wednesday.

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