

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2021/1182

Your Ref: P/2021/1182

Date: 29 December 2021

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/1182 LAND AT 83 AND 85 HEOL OFFA JOHNSTOWN WREXHAM

DISCHARGE OF CONDITION 8 (CONTAMINATION) OF PLANNING PERMISSION P/2021/0297

I have reviewed the following report submitted with this planning application.

WSP Letter Remediation Strategy for Land off Heol Offa, Johnstown, Wrexham, LL14 2BD, prepared for Wrexham County Borough Council Housing and Economy Department, dated 08 December 2021.

I consider the findings of the additional characterisation works to be reasonable i.e. that remediation of Area B is required to remove risks from asbestos. However, the following points should be considered further.

1. The Remediation Strategy detailed on p6 of the report for Option 1 does not specify the installation of the no-dig membrane before replacement by clean soils.
2. Given the asbestos was identified in WS103 at 0.3-0.55m bgl and in HP01 at 0.4-0.5 bgl it is not clear what the purpose of validation the excavation edge and base would be once soils to 0.3bgl have been removed. The asbestos impacted soils will still be present. This step would not be a requirement from the Contaminated Land Team's view point however if it serves another purpose then should still be carried out, or discussed further with the Team.
3. Based on the documents submitted with this planning application, whilst Option 1 is the recommended remediation solution, it is not clear that this is the Council's preferred remediation option and the method they intend to use. Clarification on this should be provided and should Option 2 be chosen then details on the general

approach to be employed for that method should be provided (as was done in the letter for Option 1).

At this time I would not recommend the discharge of condition 8.

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