

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Matthew Phillips Planning Control Lead
Our Ref:	P/2022/0128	Your Ref:	P/2022/0128
Date:	08 March 2022	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0128 – WOODLANDS FARM DODDS LANE GWERSYLLT WREXHAM

DISCHARGE OF CONDITIONS 3(AFFORDABLE HOUSING), 4 (ARBORICULTURAL METHOD STATEMENT) AND 6 (CONTAMINATION) OF PLANNING PERMISSION P/2018/0997

I have reviewed the following report submitted with the planning application:

- REFA Consulting Engineers, Geo-environmental Investigation Report, Proposed Residential Development Woodlands Farm, Dodds Lane, Gwersyllt, Wrexham for Wales and West Housing Association, Ref: 14155/GEIR Final Issue April 2015

In principle I can confirm that the report is satisfactory, however it is 7 years old and it should be confirmed whether any changes have occurred on site since the works were undertaken. Providing no new issues have arisen I concur with the findings which are copied below from the Executive Summary, although as stated in paragraph 6.7.7 there could be risks from gases generated by the marshy area to the north east which is not covered in the summary below but needs further consideration. However, if any changes have occurred in the last 7 years then these need to be risk assessed and any additional recommendations arising from that should be added to the scope of works detailed below.

Further Works	<i>Further investigations after removal of farm buildings. Investigation of north eastern corner when access is available. Consultation with NRW regarding ditch. Possible soakaway testing</i>
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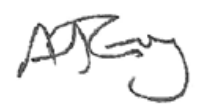
It is recommended prior to any further works commencing the scope of works is discussed with the Contaminated Land Team. It is noted that no asbestos testing has been undertaken and therefore this should be considered in areas of made ground already identified and for the further works in areas not yet investigated. The works should take account of the housing layout which has permission. It is noted that the REFA report appears to cover a larger area,

and the investigation of the north eastern corner for instance won't be required in the further works if it is not within the site boundary which has permission.

Please note geotechnical, drainage and flood matters do not fall within the remit of the Contaminated Land Team and therefore any advice provided by REFA within their report on these matters has not been considered by this Team.

Until the matters outlined above have been sufficiently assessed I would not recommend the discharge of condition 6.

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