

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Control Lead

Our Ref: P/2022/0128

Your Ref: P/2022/0128

Date: 07 June 2022

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

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

DISCHARGE OF CONDITION 6 (CONTAMINATION) OF PERMISSION P/2018/0997

I have reviewed the following report:

- REFA Consulting Engineers, Remediation Strategy Policy for Proposed Residential Development Woodlands Farm, Dodds Lane, Gwersyllt, Wrexham for Anwyl Partnerships, Ref: 14155/REM/002 May 2022

In my Memo dated 08 March 2022 I stated a Remediation Strategy was required and suggested the further works which had been stated as required in the 2015 site investigation could form part of that Strategy (as opposed to a site investigation and report after demolition and grubbing out). I specifically noted that:

- Consideration as to the need for asbestos testing in areas of made ground already identified and the areas where further works are required.
- Consideration of gas risks from gases generated by the marshy area to the north east.

I can confirm that the Strategy is generally satisfactory and so recommend the discharge of condition 6. However please note the following in regard to the importation of materials to the site. The use of made ground fill material and brownfield source topsoil or subsoil (referred to in section 5.0 of the Remediation Strategy Table 2) is not routinely acceptable, but will be considered based on the source, information known about the contamination status of the land, and the appropriate permits/documents being in place for the re-use of that waste. A sampling frequency cannot be agreed at this time, it would require agreement on a case by case basis. Guidance on importing soils is provided with this Memo.

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 in a rectangular box.

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Angela Guy
Contaminated Land Officer