

MEMORANDUM



From: Helen Bradshawe
Contaminated Land Officer

To: Matthew Philips
Planning Control Lead

Our Ref: HB/P/2014/0905

Your Ref: P/2014/0905 & P/2018/0906

Date: 21 November 2018

**No. of
Pages:** 2

LAND OFF GRESFORD ROAD, LLAY, WREXHAM

The following report has been submitted in support of the above two planning applications. I previously provided comments on the Phase 2 Contamination Assessment in a letter to the consultant on 30th August 2018.

- Geo-Environmental Investigation Report for the Proposed Residential Development on Gresford Road, Llay, Wrexham for Anwyl Construction & Bellway Homes Ltd. Ref 17040/GEIR, Dated July 2017.

In relation to the report, the following comments made in August 2018 are still outstanding and detailed below:

1. The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages. The desk study information is acceptable for the site.
2. The site investigation information provided has detailed the justification of the exploration locations, sampling and analytical strategies. It has provided a discussion on ground conditions, groundwater conditions and discussions on the possible presence of ground gas. The site investigation information is acceptable for the site. Section 4.2.3 of the report details further investigation is required within the yard area due to the Farmer not wanting the concrete to be disturbed at the time. Please can you forward this information on completion of the site investigation works for review?
3. Animal remains were identified within TP32 and TP33, the investigations were stopped and the area was backfilled awaiting further information from APHA and further

investigation to be carried out. Please can you forward this information on completion of the investigation works for review?

4. The final risk assessment for the site details justification for the use of the generic quantitative risk assessment criteria and the assessment model used. It provides a detailed quantitative risk assessment including an updated conceptual model. This is acceptable at this stage; however this will need updating in line with the further investigation works to be undertaken. Please provide this information on completion of the site investigation works.
5. The report details that no remediation works are required as topsoil and the made ground material is suitable for reuse on site, however in areas where made ground was identified it would be prudent to ensure that this material is screened in the proposed garden areas and any anthropogenic material is removed. A suitable cover system / growing medium to 600mm should be incorporated into the garden areas of the properties built within the areas where made ground was identified. This information should be detailed within a letter report for the affected areas.

In an email dated 14th November 2018 from Mr Mark Davies of REFA, it is confirmed that a remediation strategy will be provided for the site detailing the installation of the clean inert capping layer to the areas where made ground deposits are present within the private garden areas of the site. The remediation strategy will detail information on dealing with the potential discovery of animal burials.

I await the information as detailed above, if the development is to be undertaken in phases it is acceptable that on approval of the planning application that development can commence in the phases that do not contain the concrete slab. Once the site investigation has taken place under the concrete slab then development of that phase can commence.

Should you have any queries regarding this memo please do not hesitate to contact me on Ext 8774.



Helen Bradshawe
Contaminated Land Officer