

Mark Davies
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Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

P/2014/0905
HB/P/2014/0905
30 August 2018
Helen Bradshawe
01978 298 774
Helen.Bradshawe@wrexham.gov.uk

Dear Mark Davies,

**RE: LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM, LL12 0NW
(P/2014/0905)**

I have received the following report in relation to the contaminated land conditions on the above planning application.

- 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 review of the report I can provide the following comments:

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.

On completion of the further information the Client should submit the information to the planning department requesting that the contaminated land condition be discharged; on receipt and review of this information I will be able to advise whether this is acceptable.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Bradshaw' with a stylized flourish at the end.

Helen Bradshawe
Contaminated Land Officer

CC. Matthew Philips, Planning Control Lead