

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Matthew Phillips Planning Control Lead
Our Ref:	P/2018/0350	Your Ref:	P/2018/0350
Date:	05 November 2018	No. of Pages:	2

TABOR HILL, COEDPOETH, WREXHAM

Further to my memorandum dated 25 July 2018 the following additional information has been submitted to discharge condition 3 on planning permission P/2017/0500.

- Email 19 October 2018 from Jonathan Allen to Matthew Phillips.
- Tabor Hill, Coedpoeth Desk Study & Site Walkover Report, Rev C, September 2018 by Datrys
- Tabor Hill, Coedpoeth Geotechnical Design Report, Rev B, Sept 2018 by Datrys

With regard to point 9 in my Memo, the consultant has interpreted my comment as saying the exposure risk lies at around 0.5m bgl, however, this is not the case, and it is primarily in the near surface soils and generally up to 0.6m below ground level.

The consultant has clarified that approximately 0.55m of material is being removed from site reducing ground levels. The adjusted depths of the samples will therefore be: TP1 – 0.95m and 1.25m, TP2 – 0.35m, TP3 – 0.35m, TP4 – 0.45m.

The change in levels should form part of the remediation strategy for the site. The works will need to be verified to demonstrate the soils have been removed to the depth stated, details of where the soils have been disposed of to demonstrate compliance with waste management legislation should also be provided in the verification report.

I note the need for the developer to consider health and safety issues for construction workers, however this is not a requirement of the condition as that is covered by health and safety legislation and the purpose of this condition is to address contamination risks to residents of the development. Those risks would be from areas where exposure could occur to any contamination present – for this site we consider this potential risk is only from exposure in garden areas.

The intention to import topsoil is noted, it will be necessary to demonstrate the imported soil is suitable for garden areas, this should be undertaken by testing following guidance provided in the Welsh Land Contamination Working Group guidance 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems'.

Notwithstanding the locations of the sampling undertaken, i) given the close proximity of two of the trial pit locations to the rear gardens of the properties, ii) the fact the made ground is being removed from the site leaving natural soils at the surface and iii) testing of those natural soils across the site has not shown any significant concentrations of contamination and iv) imported top soil will be placed in garden areas, I consider no further investigation is warranted.

On provision of a short statement confirming the remediation works and verification measures to be undertaken I will be able to recommend discharge of the condition 3.

Please note contrary to the email, the revised desk study report provided is not signed.

Should you have any queries regarding this memo please do not hesitate to contact me on Ext 8771.

A handwritten signature in dark ink, appearing to read 'Angela Guy', with a stylized flourish at the end.

Angela Guy
Contaminated Land Officer