

Cerys Jones

From: Matthew Phillips
Sent: 17 November 2018 13:08
To: planning_admin
Subject: FW: P/2018/0350 - Tabor Hill

Please add as discharge of condition – contaminated land

From: Jonathan Allen [mailto:j.allen@datrys.coop]
Sent: 15 November 2018 15:10
To: Matthew Phillips
Subject: RE: P/2018/0350 - Tabor Hill

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Afternoon Matthew,

As discussed in Angela's comments the proposed remediation works includes the removal of made ground to an approximate depth of 0.55m. WAC tests will be undertaken on the spoil to ensure the appropriate method of disposal.

Imported material (garden topsoil) will comply with "Requirements for the chemical testing of imported materials for various end users and validation of cover system". Contamination tests will be undertaken for Arsenic, Cadmium, Chromium (total), Lead, Mercury, Selenium, Boron, Copper, Nickel, Zinc, TBH Phenol and Asbestos by a laboratories with MCERTS accreditation. Quantity of samples is dependent on quantity of material to be imported.

Can you please confirm that previously submitted information and the above statement is sufficient to discharge condition 3.

Please note the unsigned Desk Study was superseded per the attached email.

Kind regards,

Jonathan Allen



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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 07 November 2018 14:08
To: Jonathan Allen <j.allen@datrys.coop>
Subject: RE: P/2018/0350

Jonathan,

Sorry for not getting back to you sooner. Please see attached from Angela.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Jonathan Allen [<mailto:j.allen@datrys.coop>]

Sent: 02 November 2018 15:42

To: Matthew Phillips

Subject: RE: P/2018/0350

Afternoon Matthew,

I am emailing with regards to our submission of the amended Desk Study and Geotechnical report for Tabor Hill. Can you confirm that the submitted reports satisfy Angela Guy's comments thus allowing for the discharge of condition 3 and 4.

Kind regards,

Jonathan Allen



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From: Jonathan Allen

Sent: 19 October 2018 12:02

To: 'Matthew.Phillips@wrexham.gov.uk' <Matthew.Phillips@wrexham.gov.uk>

Cc: Adam Caldwell <a.caldwell@datrys.coop>

Subject: RE: P/2018/0350

Mathew,

Please find attached the Geotechnical Report.

Kind regards,

Jonathan Allen

Office (Caernarfon)
01286 671027

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From: Jonathan Allen
Sent: 19 October 2018 11:49
To: Matthew.Phillips@wrexham.gov.uk
Cc: Adam Caldwell <a.caldwell@datrys.coop>
Subject: RE: P/2018/0350

Morning Matthew,

Please see attached the amended Desk Study (Geotechnical report within following email due to size) which have been amended to reflect Angela Guy comments.

To answer Angela's comments:

Desk Study

1. It is noted that the report isn't signed and it is not clear if that therefore constitutes a final version that is legally reliable and defensible. **Signed Desk Study attached.**
2. The desk study identifies the only past use as being educational, however the design and access statement does indicate it was a kitchen facility and the Groundsure report in the appendix of the desk study states the address as being a snooker hall. However none of these uses is considered potentially contaminative therefore the risk assessment would not be significantly affected. **The kitchen was part of the educational facility. As the site is vacant the Groundsure data used the address from a nearby site (snooker hall). The site boundary used by Groundsure is the same as the development.**

The primary reason for recommending the condition was the former lead mining history of the area and potential for lead mining related contamination to be present. While the report makes brief reference to this former activity it surmises on p9 that they do not consider the local mining to be a source of contamination based on the distance from the site to any former mine and there being no evidence of mining/quarrying spoil utilised as fill within the vicinity of the site (although it is noted that item 4 of the walkover checklist observed a depth of fill). **The report has been amended to reflect that the witnessed fill comprised of building debris rather than a material originating offsite. I do not believe that the nearby mines are a contamination risk directly (source), however fill material may have been deposited/buried on site thus our recommendation for contamination tests.**

The walkover checklist (provided in Appendix A) does not accurately indicate under item 12 the proximity of former quarries to the site. There is a quarry c. 188m to the south east and another c. 300m to the west – both believed to be former lead mines. **The report has been amended to include the nearby quarries.**

Other assessments in the area have found land contamination from lead mining activities to be more widely present than historical mapping would otherwise indicate and we do not agree with this conclusion that lead mining related contamination is unlikely to be present. As mentioned this is the reason for the condition and therefore

this will need to be fully assessed. We agree that there is a risk of contamination thus our recommendation for testing. The recommended CLEA Suite includes heavy metals testing which would pick up contamination caused by mining deposits and provides lead levels.

3. The walkover and Groundsure report is over 3 years old and there is no recognition of this and explanation of whether there have been any changes to the site since then. I have inserted a statement to the summary stating that the site has remained vacant and undeveloped from the time of the Desk study's original issue (may 2015).

4. Item 2 on the walkover checklist states there are no watercourses within 500m of the site, however the River Clywedog is c. 310m to the west.

Apologies, this has been updated to reflect the primary watercourse. Further information has been provided within the watercourse section.

5. The Groundsure report appears to have been corrupted, this should be re-sent. New copy has been attached.

6. The report concludes that an intrusive investigation to establish ground type and groundwater level is recommended. They propose trial pits to collect samples for contamination testing (including asbestos) to be collected, however no detail on the location of the trial pits and depths of samples is provided. At the time of issue of the original report (2015) no site layout was provided by the client. The trial pit location plan was designed as part of the Ground Investigation Report and is included within its attachments. I can add this to the Desk Study if required.

It is noted that demolition waste is present across the site, although I understand construction works have commenced on site and therefore some of this may have since been removed/moved. The land contamination assessment should not focus on the demolition waste if this is to be removed from site (although testing for waste removal requirements will be necessary).

Geotechnical Design Report

7. Although the desk study refers to risks to future site users from soil exposure, only one of the four trial pits is positioned in a garden, two are in the parking/access road and the other is under the building footprint. To assess exposure risks to the residents from contamination associated with former lead mining activities the main exposure risk would be when residents are using their gardens, therefore the sample locations should have primarily been positioned in the proposed garden areas. Trial pits were located to provide contamination levels throughout the site in order to determine the risk for future residents but also the workforce undertaking the development. If contamination was highlighted to be above the trigger levels within these locations further pits/tests would have been undertaken to determine its extent. As such all tested material was clear thus no further pits/tests were undertaken. The proximity to the gardens is reasonable.

8. No trial pit logs have been provided and it is not clear which trial pits had made ground present (to a depth of 0.5m bgl) – the report states 2 of the 4 trial pits had made ground. Apologies, Trial pit logs now within the appendix.

9. Six samples were collected and tested, 3 were from trial pit 1 at depths of 0.5m, 1.4m and 1.8m. 1 was from trial pit 2 at a depth of 0.9m, trial pit 3 also had a sample from 0.9m bgl and trial pit 4 the sample was taken from 1.0m bgl. With the exception of the sample from 0.5m (which was in the access road) none of the samples are considered to be near surface or shallow to be sufficiently representative of the likely exposure zone. I agree that the risk to the future residents resides in the strata located approximately 0.5m below ground level. Once the site level has been reduced to the proposed level (removing approximately 0.55m) the deeper contamination tests will be at the exposure zone of 0.5mbgl. Apologies for not making this clearer.

10. It should be noted that some SGVs are withdrawn and further details on the SIRIUS

GAC trigger levels needs to be provided to establish whether these are appropriate authoritative assessment criteria. Notwithstanding this the risk assessment of the soil tests is insufficient to assess the significance of potential pollutant linkages to the proposed end users due to the inadequacy of the soil samples collected.

I have amended the report to reflect LQM.CIEH S4ULs trigger levels. As discussed above the samples taken are within the likely exposure zone.

11. It was stated in the desk study that asbestos would be tested for however there are no results provided for this.

Asbestos tests came back clear, results on page 7 of the DETS contamination analysis.

Now mentioned in the reports.

If you have any queries don't hesitate to contact me,

Kind regards,

Jonathan Allen



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From: Wynn Rogers [<mailto:consult@wynn-rogers.co.uk>]

Sent: 26 July 2018 11:21

To: Adam Caldwell <a.caldwell@datrys.coop>

Cc: 'Tony Hughes' <tony@williams-homes.co.uk>; Jonathan Allen <j.allen@datrys.coop>

Subject: FW: P/2018/0350

Adam

Please find below comments from Wrexham Planners – please could you respond.

Regards

Lloyd

Gwasanaethau Pensaerniol **Wynn Rogers** Architectural Services Ltd
Technegwyr Pensaerniol Siartredig / Chartered Architectural Technologists
Stiwedio3, Lon Rosmary, Dinbych LL16 3TT/Studio 3, Rosemary Lane, Denbigh, LL16 3TT

Ffôn / Tel: 01745 812100

<http://www.wynn-rogers.co.uk>

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Mae'r gwybodaeth a gynhwysir yn yr e-bost yma yn gyfrinachol ac wedi ei fwriadu'n unig i'r unigolyn/unigolion a enwir uchod. Os rydych wedi derbyn yr e-bost hwn drwy gamgymeriad, hysbyswch yr anfonwr yn syth os gwelwch yn dda.

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 26 July 2018 11:09
To: 'Wynn Rogers'
Subject: P/2018/0350

Lloyd,

Please see attached from the Contaminated Land team.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

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