

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Kevin Hughes
Senior Planning Officer

Our Ref: P/2017/0500

Your Ref: P/2018/0404

Date: 12 September 2018

**No. of
Pages:** 2

LAND ADJOINING AND EAST OF, 76 HIGH STREET, COEDPOETH, WREXHAM

The following report has been submitted in support of the above planning application.

- Phase I Desk Study Report for Land Adjacent to No.76 High Street, Coedpoeth, LL11 3UH

Having reviewed the above information I can provide the following comments and I trust that you will forward them to the appropriated person(s). Please note that I have not provided comments on the geotechnical aspect of the report as it is not my area of expertise or remit.

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 report identifies a pond within part of the site, in which the site conceptual model identifies this as a very low gas risk for the site. The ground gas risk assessment for the site requires further assessment, and the conceptual model reassessed:

1. When undertaking samples for Lead analysis, were there any taken within this area and what was the made ground consisting off, did the exploration identify the depth of the made ground and depth of pond? No information has been provided in relation to the ground description (putrescible material present) or how the sampling was undertaken? What depth were the samples taken?
2. The report has not addressed the potential presence of mining gas within the area due to the history of the site.

In relation to the elevated Lead identified across the site, I am in agreement with the proposed removal of 600mm of material within the garden areas, and replacement with a geotextile membrane and 'clean' suitable material put in place. I will await the validation of this work in due course.

Based on the insufficient information provided, as discussed above, I **cannot** recommend the discharge of condition 3 of planning permission P/2017/0500.

For your information the condition was imposed due to the development being in an area of

I look forward to receiving a response regarding the items detailed above, including any additional reports that are outstanding, in the meantime should you have any queries regarding this memo please do not hesitate to contact me on Ext 8774.

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

Helen Bradshawe
Contaminated Land Officer

Enc.