

MEMORANDUM



From:	Helen Bradshawe Contaminated Land Officer	To:	Kevin Hughes Senior Planning Officer
Our Ref:	HB/P/2010/0374	Your Ref:	P/2010/0374 & P/2018/0294
Date:	07 June 2018	No. of Pages:	

LAND OFF QUEEN STREET, CEFN MAWR, WREXHAM

The following letter report and revised report have been submitted in support of the above planning application. I previously provided comments on the Phase 2 Contamination Assessment in a memo to yourself dated 25th May 2018.

- Land off Queens Street, Cefn Mawr – Phase 2 Contaminated Land Assessment Outstanding Comments – dated 29th May 2018.
- Land off Queens Street, Cefn Mawr - Stage 2 Contamination Assessment, Smith Grant, June 2018.

Having reviewed the information, I can provide the following comments in relation to the points raised in the Outstanding Comments Letter:

1. I am in agreement with the sampling that was undertaken within the embankment area, in line with the proposed end use. The southern part of the site where future garden areas are proposed had 2 samples collected from the topsoil. Given that this is to be removed and a clean cover system be put in place I am in agreement with this, in future I would require clarification as to why only 2 samples were undertaken from the garden areas. Previously when discussing the proposed works the proposed end use plans were not identified.
2. I am in agreement in relation to the discussion in relation to the elevated Lead and TIC results. I am in agreement with the remedial recommendations.
3. The information has been acknowledged.
4. The information has been acknowledged.

5. In relation to the removal of the site topsoil and replacement with clean imported topsoil within the proposed garden areas, it would be prudent that all material is to be removed to bedrock across the site, which has been stated as being less than 600mm.

At this stage I am in agreement with the Stage 2 Contamination Assessment and can recommend discharge of the contaminated land condition (Condition 7 of P/2010/0374), and I await further information in relation to the verification of the remediation works.

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

Helen Bradshawe
Contaminated Land Officer