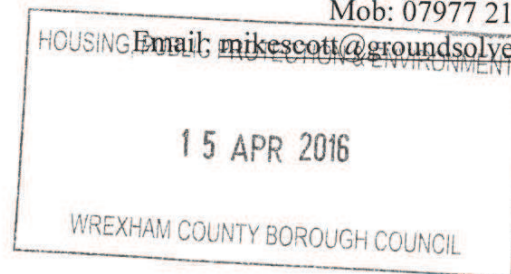


REF: 1778/TF/HBReply/mjs

Helen Bradshawe
Public Protection Service
Wrexham County Borough Council
Ruthin Road
Wrexham LL13 7TU



13th April 2016

Dear Helen,

RE: TOTAL FITNESS, STANSTY ROAD, WREXHAM

Thank you for your letter of the 11th March 2016, Reference P/2015/0812. In reply to your queries we have plotted up the proposed site boundary against other information currently available to enable the queries to be better assessed.

The historical plans did not reveal a surface water feature in the northern section of the site. A feature is shown in the southern section of the site, apparently fed by a stream to the north east and an overflow from a marshy area to the south. Sketch 01 shows this feature on the 1899 OS plan and the proposed site under consideration by Gower Homes is shaded in yellow.

Sketch 02 shows the location of the tank as shown on the 1992 OS plan, which revealed it to be on the southern boundary of the proposed Gower Homes site.

The location of the tank has then been transposed onto the proposed site layout, see Sketch 03. This shows the existing location to be in the middle of the Total Fitness car park and following development it will be beneath the access road for the development, which will also lead to the Total Fitness centre. As you will appreciate it is not possible at this time or during the development to dig up this location, as access will be required to Total Fitness at all times.

The tank would have been located on the Post Office hardstandings, and Total Fitness was constructed between 2005 and 2006, consequently, it can be assumed that any surface contamination associated with the tank would have been removed during the demolition of the Post Office and construction of the Total Fitness car park. In any case, should any residual contamination remain it is not in an area to be occupied by any proposed housing, consequently, the risk to future site users is considered to be very low. If any contamination was to be encountered it would appear in the excavations for service trenches into Plot 7 (Sketch 03) and can be removed at that time.

Regarding the Japanese Knotweed, the Ian Farmer reports identified one area which was outside of the site on the railway line, while the other area is to the south of the Gower Homes site, see

attached photographs. We have been back to site at a time when the Knotweed would be growing and can confirm that no knotweed is present on the Gower Homes site. However, the knotweed identified by Ian Farmer is still visible; although the section by the retaining wall appears to have been treated as it looks the same as the 2013, see photographs below.



Photograph showing Japanese Knotweed on the adjacent railway site, located to the south of the Gower Homes site.



Photograph of treated knotweed in Total Fitness car park.

We can also confirm that we are currently preparing a site specific geo-environmental report for the Gower Homes development, which will be submitted shortly.

We trust this is satisfactory, should you have any queries please call Mike Scott on 01244 661361.

Yours sincerely

M J Scott

Enc.

CC Mike Forgrave Gower Homes

Site Walkover Photographs



Figure A2.9 Looking southwest at small area of Japanese Knotweed



Figure A2.10 Looking south at small area of Japanese Knotweed behind the retaining wall

Denbighshire

Published 1899

Source map scale - 1:2,500

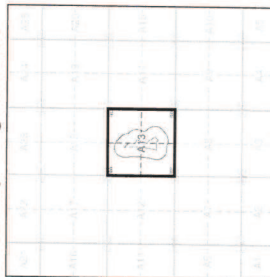
The historical maps shown were reproduced from maps predominantly held in the archives of the Ordnance Survey, which were surveyed by 1899 in Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

SKETCH 01

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 4693544_1_1
Customer Ref: 41212
National Grid Reference: 333090, 351230
Site: A
Site Area (Ha): 2.02
Search Buffer (m): 100

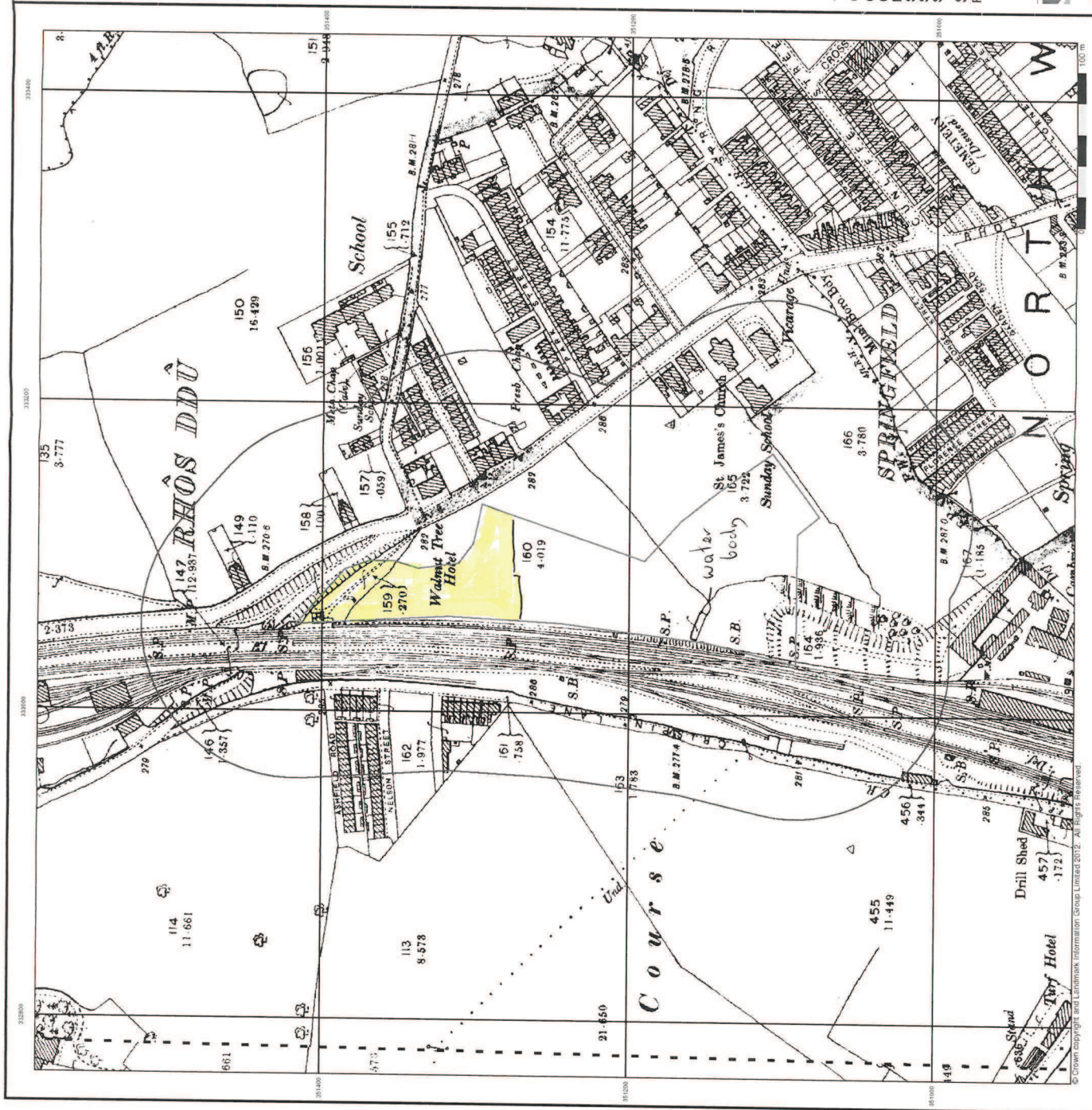
Site Details

Former Total Fitness Site, Stansty Road, Wrexham, LL11 2BU

Landmark

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.landmark.co.uk

A Landmark Information Group Service v47.0 18-Jun-2013 Page 3 of 17



**Large-Scale National Grid Data
Published 1992**

Source map scale - 1:1,250

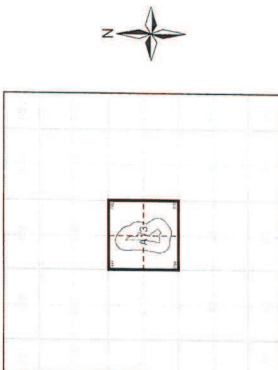
'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

SKETCH 02

Map Name(s) and Date(s)

ES250TNE83351NW	1992
1:1,250	1:1,250
ES250TSE83351SW	1992
1:1,250	1:1,250
ES250TSE83351SW	1992
1:1,250	1:1,250
ES250TSE83351SW	1992
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

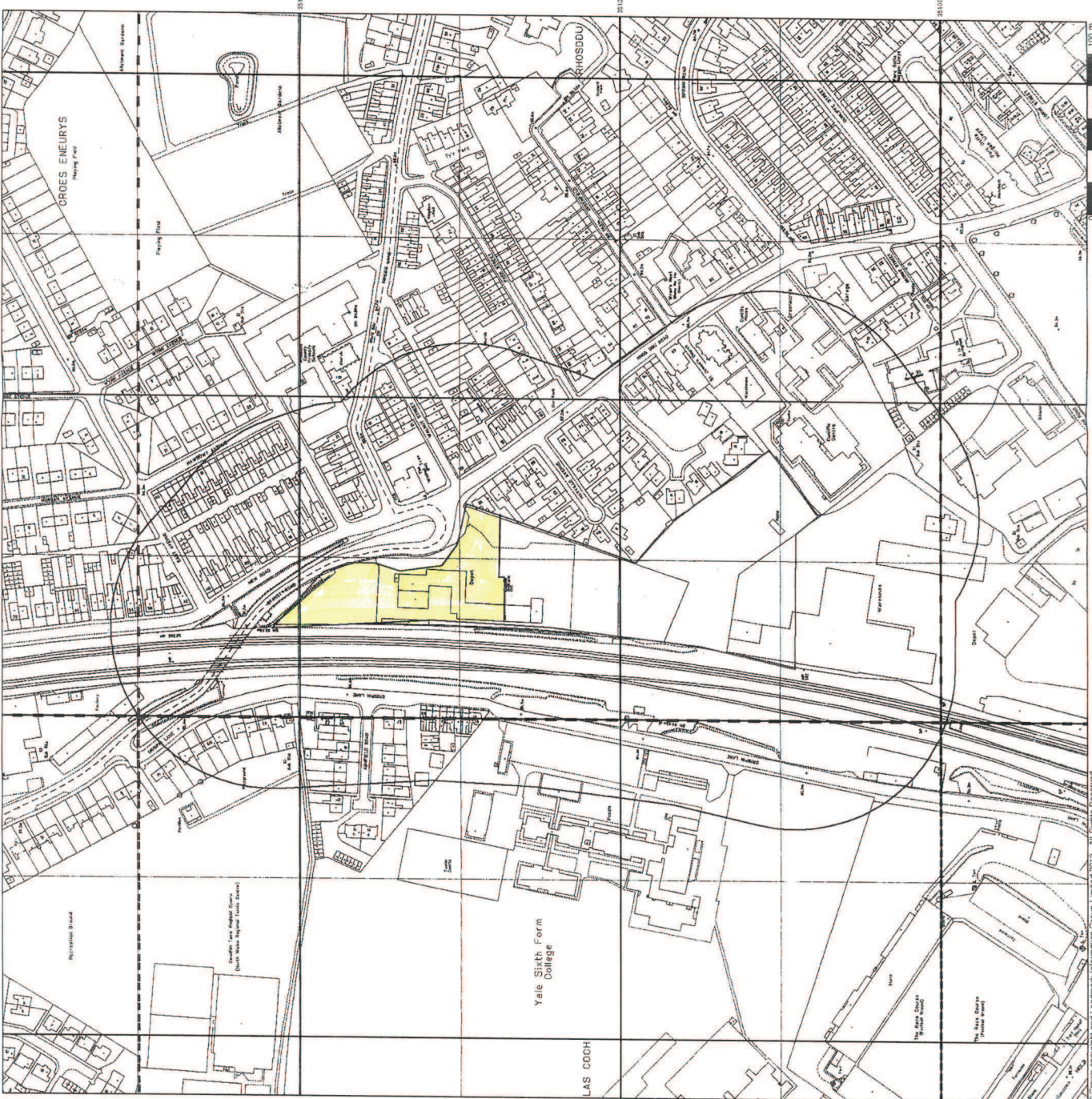
Order Number: 4899544_1_1
Customer Ref: 41212
National Grid Reference: 333090, 351230
Slice: A
Site Area (Ha): 2.02
Search Buffer (m): 100

Site Details

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SKETCH C3