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New Brighton
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Wrexham
LL11 3DR

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P/2014/0347
29 March 2016
Angela Guy
01978 297433
angela.guy@wrexham.gov.uk

Dear Mrs Edwards

Further to your telephone call last week I am writing to clarify the details of our discussion. I understand you are seeking to reduce the size of your garden area so as to minimize the cost of remediation (which comprises a 600mm cover system). Having discussed this with the Planning Officer I understand that this is permissible and would require the smaller garden boundary to be delineated with a fence (or similar) and then not utilised as garden for a period of 10 years unless it is remediated. During this time it may be used as farmland and after 10 years has lapsed it will automatically be classed as a farming use from a planning point of view.

In terms of the submission for fulfilment of planning conditions 2 & 3 I would recommend that you state in a Remediation Strategy that the area that is no longer to be your garden will not be used until remediation of it has been implemented. This provides scope to use the area as a garden in the future should you wish, provided the land is remediated, but if you do not wish to then after 10 years has passed the requirement to remediate it ceases as it reverts to agricultural usage.

In conclusion the next steps required are provision of a Remediation Strategy which details:

- the area/boundary to be remediated, detailed on a plan.
- details of the cover system of 0.6m of imported materials, will it include a capillary break layer for instance?
- confirmation of whether any land raise will take place and therefore whether contaminated soils will be exported off site and if so details of which licensed waste disposal facility the waste will be taken to.
- which areas of the property will receive remediation, again this should be detailed on a plan. Areas of permanent hardstanding, such as the house footprint and driveway will not require remediation. Depending on their location it is possible that some paths may not require remediation too. Patio areas are not necessarily deemed to be permanent feature and are therefore likely to require remediation of the ground below them.

Would you like to receive a copy of this information/correspondence in a different language or format (Braille, Audio Tape etc.)? If so, please contact Public Protection Services on 01978 813700 so arrangements can be made.

A hoffech chi dderbyn copi o'r wybodaeth/gohebiaeth hyn mewn iaith neu ddiwyg gwahanol (braille, tâp sain ac ati)? Os hoffech yna cysylltwch â Gwasanaethau Diogelu'r Cyhoedd ar 01978 813700 fel y gellir gwneud trefniadau

- confirmation that a verification report prepared by a suitably experienced and independent third party (such as an environmental consultant) will be provided on completion of the remediation works to demonstrate that it has been undertaken to a satisfactory standard and as agreed in the Strategy (and if it has varied then an explanation of how and why changes were made).
- and finally confirmation of the intended phasing of the remediation i.e. the area to be utilised as your garden will be remediated but the area that is now to revert to farmland will not be used as garden until it is remediated. This will effectively form a written statement that indicates you agree not to use the area as garden until it is remediated.

Please do not hesitate to contact me should you have any queries regarding this letter.

We aim to provide our service fairly and we monitor our services to check we are meeting this standard. To help us do this I would be grateful if you would visit the following link <http://www.surveymonkey.com/s/ppequalitymonitoring> and complete the equality questionnaire, which will only take about 2 minutes of your time. Note that this questionnaire is anonymous.

Yours sincerely



Ms Angela Guy
Contaminated Land Officer

cc. Matthew Phillips, Planning Officer

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