

GroundSolve Ltd

Consulting Geotechnical, Engineering Geology and Environmental Engineers.

Unit 1 Charter Court,
Well House Barns,
Chester Road, Bretton,
Flintshire, CH4 0DH

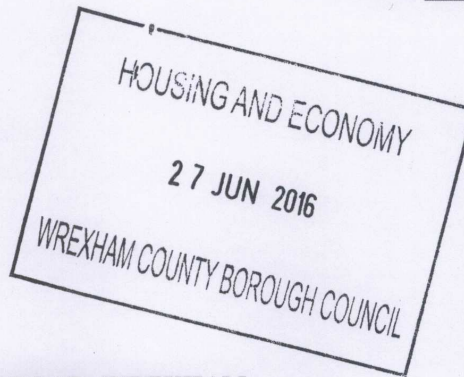
Tel: 01244 661361

Mob: 07977 218184

Email: mikescott@groundsolve.com

REF: 1778/TF/AGReply01/mjs

Angela Guy
Public Protection Service
Wrexham County Borough Council
Ruthin Road
Wrexham LL13 7TU



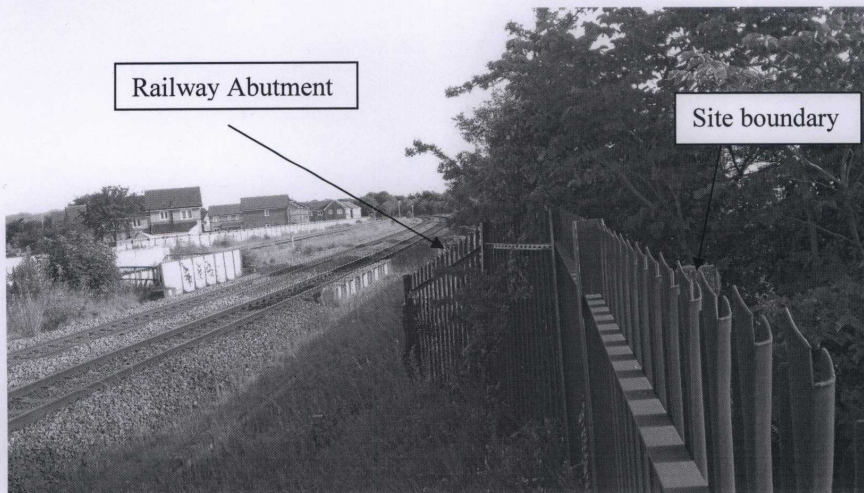
22nd June 2016

Dear Angela,

RE: TOTAL FITNESS, STANSTY ROAD, WREXHAM

Thank you for your letter of the 22nd June 2016, Reference P/2015/0812. In reply to your queries we have the following response.

1. We have visited site and present the photographs below, which show the site boundary is at greater than 1m outside of the bridge abutment as proven by the fence line. The railway line is also around 1m lower than the site area. Consequently, there would have been inadequate space for trains to get onto site from the end of the abutment. In addition, the OS plans do not show any spurs from the railway at this point. Finally the bridge construction does not show any extensions to the bridge construction. We would therefore stand by our original conclusion that the railway has never impinged on the site.



Photograph showing relationship between railway abutment and site boundary



Photograph taken from below bridge showing fence line



Photograph showing railway lines lower than site and at significant distance



View looking south along the railway

Remediation Strategy

We will include BTEX and VOC in the analysis.

We will be reporting the findings of the additional work and if required updating the remediation strategy.

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