

From: Sharon Holman
Sent: 02 June 2016 11:14
To: planning_admin
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Civ – PP response

From: Angela Guy
Sent: 01 June 2016 17:55
To: Sharon Holman
Subject: RE: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Sharon

I've reviewed the Stage 2 Contamination Assessment for the above site and consider the report to be satisfactory. I note in section 5 there are two potential solutions recommended to deal with the elevated concentrations of lead identified at the site:

- i) Provision of a 600mm clean cover to act as a barrier to exposure to the contamination within the shallow soils – it is noted that the site levels are potentially changing and this solution could be accommodated provided the levels will allow the required depth. Or:
- ii) Removal of the contaminated soils – due to disposal costs this solution is likely to be the option only if new site levels don't allow the required depth of clean cover.

The remediation for the lead contaminated soils is only required in garden areas. It is noted in paragraph 5.7 that some asbestos removal is also required and this also needs to be included in the Remediation Strategy and Verification Reporting (see below) too.

It is noted that the highest concentration of lead is in the shallowest soil sample (0.1m below ground level) and the other samples have substantially lower concentrations and are appreciably deeper – although the concentrations are still elevated against the GAC. The developer may wish to consider whether it would be cost effective to carry out further detailed quantitative risk assessment in combination with establishing whether a further remediation option would be to remove the shallow soils and assess whether the lower soils with less contamination are suitable for retention on site, either with or without a cover system. The location of the property on the building plot may also be of some relevance in a further assessment, if undertaken.

As stated in the report, either solution proposed (or if a further alternative solution is considered too) will require a verification report to demonstrate the works has been undertaken to a satisfactory standard. In addition the chosen remediation option should be detailed in a Remediation Strategy – in the case of this single house development this does not need to be a lengthy detailed document, a short letter outlining the chosen remediation solution and what this consists of, along with what verification measures will be provided will suffice. This will need approval prior to works commencing and until this is received I would recommend that the condition is not discharged.

Regards Angela



Ms Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



01978 297433



Environment and Planning Department, Ruthin Road, Wrexham LL13 7TU

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From: Sharon Holman
Sent: 01 June 2016 17:11
To: Angela Guy
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage
Importance: High

Hi Angela,

Could you look at this for me please?

Thank you
Sharon

From: Sharon Holman
Sent: 01 June 2016 16:54
To: Helen Bradshawe
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage
Importance: High

Hi Helen,

I am running out of time on this application. Can you confirm if the detail is acceptable please in order to determine the application?

Thanks
Sharon

From: Sharon Holman
Sent: 26 May 2016 08:32
To: Helen Bradshawe
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Helen,

Please see attached assessment in response to your letter dated 8 April (copy also attached).

Can I discharge the condition now, please?

Thank you
Sharon

From: Helen Bradshawe
Sent: 08 April 2016 15:27
To: Sharon Holman
Subject: RE: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Sharon,

Please see my response attached in relation to the report sent this morning. I am away now until 20th April.

Kind Regards

Mrs Helen Bradshawe

Contaminated Land Officer - Environmental Protection

Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am only in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 2977434), Stacey Inglis (01978 297435) or Angela Guy (01978 297433).



01978 297436



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From: Sharon Holman
Sent: 08 April 2016 09:33
To: Helen Bradshawe
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Helen,

Further to our email exchange below, for your consideration please see attached contaminated land report received today in order to discharge condition nos. 11 and 12 of P/2014/0331.

Kind regards
Sharon

From: Sharon Holman
Sent: 11 March 2016 11:08
To: Helen Bradshawe
Subject: RE: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Helen,

Thank you for your response. I will advise the applicant accordingly.

Kind regards
Sharon

From: Helen Bradshawe
Sent: 10 March 2016 12:01
To: Sharon Holman
Subject: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Sharon,

In relation to the discharge of the above condition the developer would need to have a desk study/Phase 1 report and potentially undertake an investigation too. The Landmark Envirosearch report that has been submitted can in part form the basis for a Phase 1 report however it is insufficient on its own because the risks to the proposed end use (for which planning permission has been granted) have not been evaluated based on potential contamination issues that exist at the site due to the history of mining within the area. Other information such as details of a site reconnaissance should also be included.

In conclusion I would advise that the submission for Condition 3 is insufficient to fulfil the requirements of the condition and therefore I would recommend that the condition is not discharged at this stage.

I have attached some guidance on how a contamination assessment should be approached which the developer may find useful but should they require any further advice then please do not hesitate to pass on my contact details.

Kind Regards

Mrs Helen Bradshawe

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

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