

Clare Whiting

From: Sharon Holman
Sent: 04 May 2016 14:28
To: planning_admin
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage
Attachments: P20160223 Nant Cottage 8Apr16.pdf

Civ – pp response below and attached

From: Angela Guy
Sent: 04 May 2016 12:16
To: ben.thomas@smithgrant.co.uk
Cc: Sharon Holman
Subject: RE: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Ben

I have now picked this up from Helen. The attached letter outlines our response to the Phase 1 assessment. I would recommend that other potential contaminants are also analysed such as cadmium and nickel, as lead is not just the contaminant of concern. I trust there is an alternative proposal should it be found that contaminants at unacceptably elevated concentrations are present and not suitable for garden areas.

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: ben.thomas@smithgrant.co.uk
Sent: 25 April 2016 14:42:23 (UTC) Dublin, Edinburgh, Lisbon, London
To: Helen Bradshawe
Cc: Sharon Holman; Mark Davies

Subject: Re: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Hi Helen,

I was dealing with this site but have been off for a couple of weeks.

Can you let me know what your requirements are subsequent to the Stage 1 Assessment submitted. I've been asked to carry out the soil sampling but can provide you with a rationale/scope in advance if required.

As the site needs some regrading and a topsoil/vegetation strip we were intending to sample topsoil in stockpile once it had been recovered to demonstrate its suitability for re-use and the subsoil at formation to determine whether a specific depth cover is required. Samples would be submitted for lead analysis at an accredited laboratory.

We will also carry out an inspection of formation soils and foundation excavations to confirm the absence of made ground or contamination indicators.

As this is only a single plot volumes are fairly limited so 3 samples from each of the media are proposed provided these meet a 1 per 50m³ frequency, we will provide a certificate giving the results compared to appropriate generic assessment criteria and detailing the findings of the inspection to be carried out at the same time as the sampling.

I would have thought that any outstanding requirements for CL assessment could be the subject of conditions so not sure what else would be required in advance of determining my clients application?

If you need any further information give me a call.

Ben

Subject: RE: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Date sent: Thu, 21 Apr 2016 09:44:44 +0100

From: "Mark Davies" <Mark.Davies@wrexhamsolicitors.co.uk>

To: "Sharon Holman" <Sharon.Holman@wrexham.gov.uk>

Copies to: <ben.thomas@smithgrant.co.uk>,
"Lesley Ward" <wrdsly@yahoo.co.uk>

Dear Sharon , I sent the last message to Mr Ben Thomas the Environmental consultant for his observations , I am quite prepared to have the soil samples carried out as suggested and had already agreed with him that it would be done at time the site was being prepared for foundation work . I have made arrangements for the removal for the one piece of fencing that may or may not contain asbestos . I do not have any objection to extending the timeframe if absolutely necessary but I have forwarded your most recent e mail to the consultant in the hope he will get back to us promptly . My last e mail to him resulted in a returned e mail saying he was off sick . Kind Regards Mark

From: Sharon Holman [mailto:Sharon.Holman@wrexham.gov.uk]

Sent: 20 April 2016 10:16

To: Mark Davies

Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Mark,

The statutory deadline for the determination of your application is this coming Tuesday 26 April 2016. In the absence of a response from you to my earlier emails, I may have no option but to confirm that the details currently submitted are not approved and determine the application accordingly.

You may wish to extend the deadline for the determination of this application to allow more time to gather the additional information as is required. I would suggest extending the deadline until the 31 May 2016 if this is agreeable?

In the absence of a response to this email by Friday 23 April 2016, I advise you that I intend to progress the application to determination based on the content of the current submission.

Kind regards

Sharon

From: Sharon Holman
Sent: 18 April 2016 13:32
To: mark.davies@wrexhamsolicitors.co.uk
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Mark,

Do you have a response to the above consultation response please?

Thank you

Sharon

From: Sharon Holman
Sent: 08 April 2016 15:29
To: mark.davies@wrexhamsolicitors.co.uk
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Mark,

Please see attached response from the contaminated land officer.

Regards

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

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

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Ben Thomas BSc, MSc, MCIWEM, CEnv
Smith Grant LLP
Station House
Station Road
Ruabon
Wrexham
LL14 6DL

Tel : 01978 822367
Fax : 01978 824718

www.smithgrant.co.uk