

**BY EMAIL**

Mr Mike Scott  
Groundsolve  
Unit 7  
Well House Barns  
Chester Road  
Bretton  
Flintshire  
CH4 0DH

|                        |                                |
|------------------------|--------------------------------|
| Your Ref/Eich Cyf      | 1682/WW/WCBC/Cond/mjs          |
| Our Ref/Ein Cyf        | P/2014/0674                    |
| Date/Dyddiad           | 24 April 2015                  |
| Ask for/Gofynner am    | Helen Bradshawe                |
| Direct Dial/Rhif Union | 01978 297436                   |
| E-mail/E-bost          | Helen.bradshawe@wrexham.gov.uk |

Dear Mr Scott,

**RE: WHEATSHEAF LANE, GWERSYLLT: PHASE I & II REPORT: P/2014/0674**

Thank you for your letter dated 13<sup>th</sup> April 2015. The contaminated land section has received copies of the following reports:

- Phase I & II Geo-environmental Investigation Report, Proposed Residential Development, Wheatsheaf Lane, Wrexham, June 2014.

The Phase I report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages. The Phase I report information was found to be adequate. I take note that the embankment has previously removed.

The Phase II report has been provided for this development, and my comments are below:

1. The ground gas risk assessment is draft, please provide the further ground gas monitoring results and ground gas risk assessment.
2. Please confirm the radon protection measures to be placed in the development and that they are suitable for a Gas Risk Characterisation Situation 2.
3. Please confirm the material to be placed in the garden areas and depth of cover to be placed. Once this has been completed this will need validating.

I look forward to receiving the information in due course, in the meantime should you have any questions then please do not hesitate to contact me.

*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

*H. Bradshawe*

**Mrs Helen Bradshawe  
Contaminated Land Officer**

**cc Matthew Phillips, Planning Department, Wrexham County Borough Council**

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 298989 / [public\\_protection\\_service@wrexham.gov.uk](mailto:public_protection_service@wrexham.gov.uk) 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 298989 / [public\\_protection\\_service@wrexham.gov](mailto:public_protection_service@wrexham.gov). fel y gellir gwneud trefniadau.