

BY EMAIL

Mike Scott

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P/2015/0812

11 March 2016

Helen Bradshawe

01978 297 436

Helen.bradshawe@wrexham.gov.uk

Dear Mike

RE: TOTAL FITNESS, STANSTY ROAD, WREXHAM

Thank you for the reports submitted on 19th February to this department. I have received the following reports for comment:

- Hardie Brack, Stansty Road, Wrexham, LL11 2BU, Report on Preliminary Investigation, Dated June 2013, Ian Farmer Associates Ltd.
- Hardie Brack, Stansty Road, Wrexham, LL11 2BU, Report on Phase 2 Site Investigation, Dated September 2013, Ian Farmer Associates Ltd.

I have the following comments to make:

1. The preliminary investigation 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, which is adequate. However please can you provide a site summary to date of what is actually now present on the site to update the preliminary investigation.
2. The Phase 2 site investigation was initially for a greater expanse on land than the site in question. The report only details three sampling areas for the site in question which do not indicate contamination in these samples, however it does not address the area in which the above ground tank was position and it does not address if the sample positions undertaken were in the area of the tank. It is not acceptable to assume that any surface contamination would have been anticipated to have been removed during development of the total fitness site. In light of this it is recommended that further site investigation is deemed necessary.
3. Further to the information detailed within the preliminary investigation – a potential infilled surface water body in the north of the site (as detailed within the

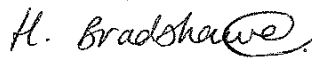
historical map information) and Japanese knotweed located along the western site boundary also need addressing.

At this stage I am unable to discharge the contaminated land conditions to date that have been advised for the site.

I look forward to receiving the updated 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



Mrs Helen Bradshawe
Contaminated Land Officer

cc Matthew Philips, Planning Department, Wrexham County Borough Council
Mike Forgrave, Gower Homes

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 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. fel y gellir gwneud trefniadau.