

Mrs Angela Guy
Contaminated Land Officer
Wrexham County Council
Housing and Public Protection Department
Ruthin Road,
Wrexham
LL13 7TU

Your Ref: P/2010/0216

Ref: SR/6503/sr

Date: 28th August 2013

Dear Mrs Guy

LAND AT GLAN GORS, STAGE 1 – PHASE 2 – GEOTECHNICAL AND GEO-ENVIRONMENTAL GROUND INVESTIGATION (Ref: E0500.S1.P2.R1.V4 (11/07/13))

Many thanks for your letter dated 14th August 2013, we have reviewed your comments and amended the site investigation report were considered appropriate please note also that we have responded below using your nomenclature and provided addition comments regarding concerns you have raised which we believe should be addressed under separate documentation. Please note attached report Ref: E0500.S1.P2.R1.V5 (27/08/13)

2.3.1 Please refer to attached report 2.3.1

3.2.1 Water samples were analysed for a range of parameters that could be found in a landfill as listed in the e-mail including ammoniacal nitrogen, calcium, magnesium, potassium, sodium, chloride, BOD, COD, iron and manganese. Selected samples were analysed for VOCs and SVOCs although there was no evidence of odours'

3.3.1 Please refer to attached report 3.4.1

3.3.2 & 5.5

3.3.2 We have raised your comments with the manufacturer of the GA 2000 and are awaiting their feedback which we anticipate early next week; we have been advised that this equipment is more controlled and accurate with low flow situations such as we have. However we are awaiting their response and will forward to you when received.

Please note that we have reviewed the work carried out by Smith Grant LLP, the environmental consultant commissioned by Wrexham to assess the site under part IIA in 2007 with updated results in 2012 and note that the same equipment (GA 2000) was used for this assessment and I assume that WCBC were happy with the results and advice provided, suggesting that there are no issues with this measurement item

It is worth noting here that we have continued to carry out gas monitoring visits and now have data from 15th Feb 2013 up to 31st July 2013 (nearly 6months) along with previous data from 2007 to 2011 all of which shows consistent results. Our assessment of the ground at the site together with assessment of leachate results indicates a situation with essentially no gas generation potential. Additional gas results are included in Appendix 6 for your information.

3.4.5 Please refer to attached report 3.4.6 – 3.4.9 and 5.4.8

5.5.10 Please refer to attached report 5.5.10

5.5.11 Please refer to attached report 5.5.11

4.8.5 You are correct in that this Item will be covered under the remediation strategy, implementation and verification process.

4.8.9 Please refer to attached report 4.8.10

5.3.11 You are correct in that this Item will be covered under the remediation strategy, implementation and verification process.

6.3.1 With regard to the existing sewer across the site that is under the ownership of WW we are not aware of its current condition and have no intention of disturbing the sewer within our footprint, we have consulted with WW and obtained permission to connect to the sewer downstream and outside of our development boundary. We anticipate the connection depth at this location to be in the order of 1.5m

EQS values have been updated accordingly

6.5.13 Please refer to attached report 6.5.15

6.7 Please refer to attached report 5.4.8

6.7.3 You are correct in that this Item will be covered in the remediation strategy, implementation and verification process.

6.7 Please refer to attached report 6.7; these items will also be addressed in the remediation strategy

Appendix 8

The made ground contour levels are shown on the drawing, they are the figures in black for example western edge contour 56.00m AOD we have only shown the contours within our site boundary. The levels shown can be linked to the BH locations. Please let us

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know if you are referring to final design levels as these can be made available when completed.

As we have touched on in the above there are a number of items that have been picked up During our correspondence that I would not expect to see within a site investigation report, rather they would be addressed through the remediation strategy, detailed design, implementation and Verification documents, which we would expect to be a condition of planning to allow your department to be able to check progress at each stage. We would therefore expect that following receipt of this letter and attached you should be in a position to advise your planning department that subject to the provision of conditions discussed there should be no objection. As imp sure your aware we would not be producing the detailed remediation strategy, implementation and verification plan until planning is granted.

If there are any reasons why your department would not consider conditioning the application as noted above could you please advise us as soon as possible?

In the meantime if you have any queries or wish to discuss please don't hesitate to contact me.

Yours sincerely,

Simon Reynolds
Director of Civil Engineering