

Mr S Reynolds
Bay Associates Ltd
21-22 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

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SR/6503/sr
P/2010/0216
09 October 2013
Angela Guy
01978 315733
angela.guy@wrexham.gov.uk

BY EMAIL ONLY

Dear Mr Reynolds

LAND AT GLAN GORS, STAGE 1 – PHASE 2 – GEOTECHNICAL AND GEO-ENVIRONMENTAL GROUND INVESTIGATION (Ref: E0500.S1.P2.R1.V5 (27/08/13))

Thank you for your two emails dated 30 August 2013 attaching the above report and your letter dated 28 August 2013 in response to my letter dated 14 August 2013. I apologise for the delay in responding.

I can respond to your letter as follows.

2.3.1 – I have no further comments to make on this matter.

3.2.1 – Since a robust remediation solution will be employed at the site I have no further comments to make on this matter.

3.3.1 - I have no further comments to make on this matter.

3.3.2, 5.5, 3.45, 5.5.10 & 5.5.11 - When you have received a response from the GA2000 manufacturer this would be interesting to see. Thank you for providing further gas monitoring and groundwater level data and further details which address each of the points listed in my letter dated 14 August 2013. I am satisfied that sufficient assessment has been done and with your conclusion that gas generation potential is low, although monitoring of the gas should continue during and post development as stated in 5.5.10 until it is agreed with the Council that it may cease.

4.8.5 - I have no further comments to make on this matter.

4.8.9 – I have no further comments to make on this matter.

5.3.11 – I have no further comments to make on this matter.

6.3.1 – I will pass this information on to NRW.

6.5.15 – I have no further comments to make on this matter.

6.7 – I have no further comments to make on this matter.

6.7.3 I have no further comments to make on this matter.

6.7 In general I have no further comments to make on this matter on the basis that these matters will be addressed further in the Remediation Strategy. However, in relation to 6.7.4 I would point out that permitted development rights are removed at the time of planning permission being granted, therefore this can not be addressed following site development as stated in the report.

6.7 - I have no further comments to make on this matter.

Appendix 8 – I was aware that the showed the made ground contours but it wasn't clear that they represented the base of the made ground. No further information is required in relation to this query since issues with levels will be addressed in the Remediation Strategy.

In the final paragraph of my letter dated 18 June 2013 I confirmed that we are sufficiently reassured that the proposed development is feasible. I can confirm that we accept that any outstanding issues are dealt with by way of a planning condition and also by removal of permitted development rights on the reserved matters planning permission.

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 Angela Guy
Contaminated Land Officer

cc. Mike Jenkins, WCBC
Sharon Holman, WCBC
Elaine Wort, NRW

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.uk fel y gellir gwneud trefniadau