

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2020/0533

Your Ref: P/2020/0533

Date: 23 September 2020

**No. of
Pages:** 1

P/2020/0533 – 2 BROOK HOUSE, RAILWAY TERRACE, RUABON, LL14 6DH

In a Memo dated 07 June 2012 in regard to P/2009/0937 I confirmed that the contamination assessment prepared by Smith Grant LLP was sufficient and that verification of the remediation works having been completed would be required. The remediation works were:

In relation to Section 6.2 'Recommendations', provided that the responses to a) and b) above do not change the situation, then I concur with the remediation proposals i.e.

- During works any previously unidentified contamination or unexpected materials or voids should be assessed. This should be undertaken by a suitably experienced environmental consultant and the Council should be informed immediately. The findings of any assessment should be provided to the Council for approval (6.2.1).

- A clean cover layer of 600mm of soil should be provided in garden and landscaped areas. The source of the material should be provided, along with evidence that it is suitable for use (e.g. chemical analysis results) and that it has been placed to the required depth (6.2.2 & 6.2.3).

- The water supply utility provider needs to be provided with a copy of the report and their advice obtained regarding the protection of the water supply pipe (6.2.4).

- Sulphate resistant concrete is used (6.2.5).

- That radon protection measures are installed (6.2.6).

To date we have not received any verification, only clarification that the railway embankment would not form part of the garden area.

The proposed development detailed for P/2020/0533 is not likely to create any new risks due to the new building being a barrier preventing exposure and therefore it is not necessary to

recommend a condition for this specific development. However the outstanding verification works associated with the original development should nevertheless be completed.

A handwritten signature in black ink, appearing to read 'Angela Guy'.

Angela Guy
Contaminated Land Officer