



CONSULTING ENGINEERS

**CIVIL • STRUCTURAL
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MD/17040/02

12th October 2020

Wrexham Borough Council
16 Lord Street
Wrexham
LL11 1LG

Attn: Ms Angela Guy

RE: RESPONSE TO LETTER DATED 29TH SEPTEMBER 2020 (P/2020/0205 & P/2020/0384) FOR GRESFORD RD, LLAY

Dear Angela,

We are providing a response to your comments dated 29th September 2020 and we have structured our response to reflect the structure of your letter:

P/2020/0205 – GRESFORD ROAD, LLAY – VALIDATION OF PLOTS 1-17, 28, 271-273 & 330-347

Plots 271 – 273 were highlighted in the original remediation strategy as a precautionary measure based upon made ground found within position TP35. Positions TP34, TP43, TP31 recorded no presence of made ground deposits. Following the stripping of topsoil in these plot areas no made ground deposits were identified and therefore additional investigation was requested by our client to confirm this and the findings were reported in MGD/17040/01 dated 20th December 2019.

You have noted that the stripping of the topsoil within the locality of these plots is effectively a remediation solution but based upon the information above no remediation works were required due to the absence of made ground deposits. Previous analysis of the topsoil within the original REFA investigation has confirmed that it is suitable for reuse within proposed garden and landscaped areas of the development so we also disagree that the topsoil within this site should be disposed of and is unnecessary. Unless visual or olfactory evidence of contamination is identified within the topsoil material then there is no need for disposal and it would be more environmentally friendly to reuse and retain the material on site.

We would also note that the made ground material within the site recorded 2 extremely marginal exceedances for Arsenic and Lead out of 25 No. samples. No asbestos fibres were recorded.

Supplementary investigation was also carried out within an area of hardstanding that was not possible during the initial REFA investigation. The investigation identified concrete overlying made ground deposits extending to depths in the region of 0.8 – 1.1m bgl. Chemical analysis of the made ground did not record any exceedances of the adopted assessment criteria although chrysotile fibres (<0.001%) were recorded in sample TP101 – 0.6m.

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Based upon this information we would also consider that the made ground material is suitable for reuse in within the site under areas of structures and hardstanding and does not require disposal from site.

P/2020/0384 – GRESFORD ROAD, LLAY – VALIDATION OF PLOTS 18-27, 29-61, 69-77, 274-280, 302-307, 322-327

The REFA remediation strategy has indicated areas of where the landowner has indicated potential burial sites. The ground investigation by REFA investigated these areas and did not identify any disturbed ground or burials. We believe that the confirmed animal burial site was only located due to its close proximity to farm buildings and therefore provide a more accurate reference point for the landowner. These areas were highlighted on the remediation strategy for the awareness of the client and the groundworker.

We are aware that plots 52, 71 – 72 are located in the blue shaded areas but you will have to appreciate that these are approximate areas indicated by the landowner and should be not be considered as accurate locations. This is the reason that we have recommended a watching brief by the client and groundworker throughout the entire works as this will be the best way of identifying burials and having a strategy in place to deal with any potential burials.

The verification report produced by ourselves has confirmed that during the development works the client or groundworker have not identified any evidence of burial locations and therefore we consider that this location has been addresses and does not require any further works.

POTENTIAL ANIMAL BURIALS

We have produced an animal burial validation report for the location where a cow carcass was identified and this has been submitted to our client for submission.

In relation to the blue burial areas we have already discussed this item above. We believe that further investigation and the input of the APHA & Duty Vet are only required upon the identification of any animal remains during groundworks.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Mark Davies", is written over a horizontal line.

Mark Davies B Sc (Hons), FGS