

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Matthew Phillips Lead Planning Officer
Our Ref:	P/2019/0809	Your Ref:	P/2019/0809
Date:	14 November 2019	No. of Pages:	1

P/2019/0809 – STANSTY ROAD, WREXHAM (TOTAL FITNESS), GEO-ENVIRONMENTAL REPORT

I have reviewed the following documents:

- i. GroundSolve Geo-environmental Report dated September 2019
- ii. Bingham Rawlings Partnership Ltd Remediation Strategy 11 October 2019

On the whole the site investigation is satisfactory, although it is relatively limited in scope. However due to the presence of hardstanding across the site for much of its development history and the identification and testing of made ground, coupled with the proposed reduction in ground levels on the eastern section of the site, the assessment undertaken will be sufficient.

The re-use of material on site from the foundation and soakaway excavations (discussed in Section 8.4) will need to be carefully managed and documented in detail particularly if the material is to form part of a cover system for the remediation works. All imported cover materials will require validation in accordance with the Welsh Land Contamination Working Group (WLCWG) Importation of Soils Guide 2013.

Also in section 8.4 it is stated that “if planting is planned for the development this should be increased to 600mm”, however for all garden areas 600mm will be the minimum depth of clean cover required where potential contamination concerns have been identified in the site investigation.

Section 9.6 confirms that the made ground on the eastern section of the site (plots 3-6) will be removed, this work should be verified and detailed in a validation report to demonstrate no remaining contamination concerns exist in garden areas. Section 9.12 also states that the eastern area will have topsoil placed, this too will require verification.

In relation to the western side of the site (plots 1-2) the provision of a cover system for all garden areas is acceptable although the detail of this still requires confirmation and

agreement with the Council (as noted in section 9.12). The Bingham Rawlings Remediation Strategy is not definitive and will require revision and more detail, for instance, to confirm what the cover system will comprise and take account of the need for 600mm of cover. Once agreed the verification of the works for the western side will also need to be included in the validation report.

Please note that the validation of topsoil prior to import is recommended, however the testing of the soils once placed in gardens should also be undertaken (section 9.12).

In conclusion, whilst the site assessment is sufficient until a revised Remediation Strategy is submitted and agreed I would not recommend the discharge of Condition 3. Condition 4 should not be discharged until a Verification report has been submitted and agreed demonstrating that the remediation works have been completed.

A handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized, cursive script.

Angela Guy
Contaminated Land Officer