

REF: 2227/HLC/WCBC/mjs

Wendy Britner
Blueprint Architectural Services
Office 3K4
Redwither Business Tower
Wrexham LL13 9XT

9th December 2019

Dear Wendy,

RE: 40 HEOL LLEWELYN, COEDPOETH: WCBC QUERIES

Our reply to the WCBC comments on our geo-environmental report are presented below, these should be forwarded to WCBC. Our replies are presented in the same order.

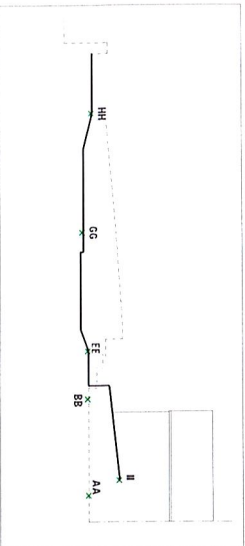
1. No comment.
2. Three samples from a single plot is considered more than adequate and is the standard minimum required by the NHBC. In addition, as the site is largely to be covered by hardstanding and buildings, there is little area left for garden areas. In addition, Section 4 of the report explained that between 1.80 and 3.60m of cut would be required that would necessitate the excavation and removal of all of the made ground. However, since the report we have asked the architect to provide the actual development levels. These are attached to this report and show up to 1.83m of cut across the western section of the site, where the made ground is thickest. Since the maximum thickness of colliery spoil was 1.60m, we anticipate its removal from site. Since the contamination is airborne, it will therefore have been removed from site.
3. However, to satisfy WCBC we would recommend that once the site has been lowered to its proposed level then the soil samples at formation could be taken for lead testing to confirm it is not contaminated. The client will need to provide details of the access and car parking materials, which we would assume is imported material.
4. The remediation strategy would depend on the additional testing on final reduced levels. As it is anticipated that the formation will be on glacial till and therefore uncontaminated, no further work would be required.
5. No comment.

We trust this is satisfactory, should you have any queries please call Mike Scott on 01244 661361.

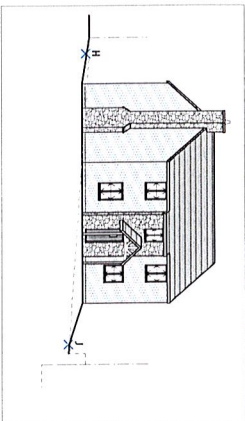
Yours sincerely,



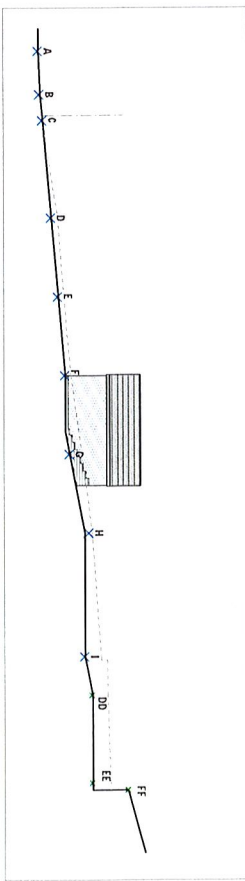
M J Scott



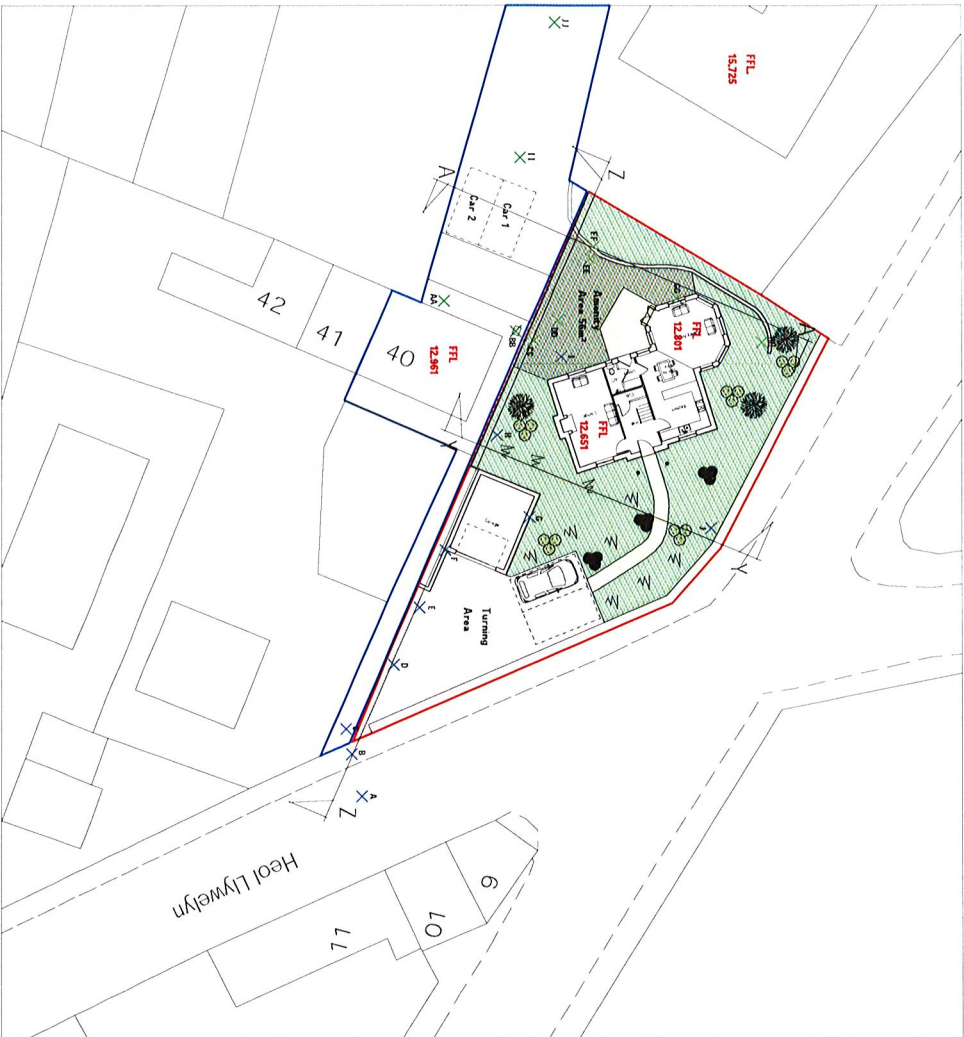
Section A-A 1:200



Section Y-Y 1:200



Section Z-Z 1:200



Site Plan 1:250



Location Plan 1:1250

POINT	LEVEL
A	10.000
B	10.100
C	10.240
D	10.706
E	11.082
F	11.459
G	11.700
H	12.753
I	12.501
J	12.274
AA	12.581 (FTL)
BB	12.327
CC	12.328
DD	12.328
EE	12.328
FF	14.848
GG	12.651
HH	13.147
II	14.660
JJ	15.175

Landscaping
Soft
All garden areas to be laid to seed prior to completion, to provide a good quality grassed lawn. Low level shrub planting to be used to complement lawn at the discretion of the owner.

Hard
Driveway to be formed with tarmac finish to provide good quality surface for parking to satisfaction of local authority and client.
Pathways formed with concrete paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.

Boundary Treatments
Existing boundary's to remain as existing. Where areas of existing boundary's have deteriorated and new boundary's between plots contractor to install concrete post, railboards and vertical timber board fencing to local authority approval.

Rev	Date	Detail	Initial
C	10/19	Levels Added	S.M.L.
B	03/17	Design Amendments	D.J.E.
A	12/16	Boundary Amendments	SH

Project:
Proposed residential development on land adjacent to 40 Heol Llewellyn, Coedpoeth, Wrexham.

Title:
LL11 3PB

Scale: (A2)
1:250 & 1:1250

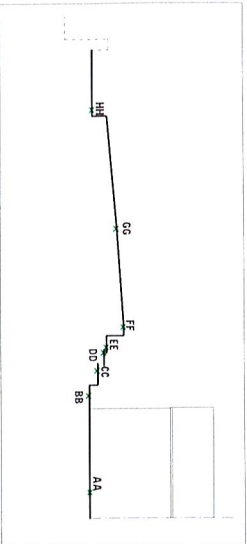
Planning: Site & Location Plan

Drawn By: D.J. Edwards

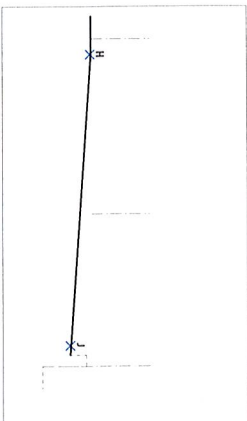
Date: Nov 2016

Drawing No: W/19/008

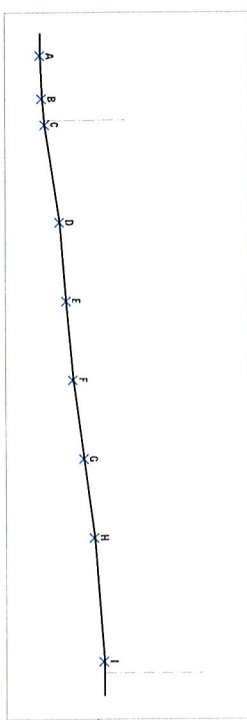
Sheet: 1 of 1



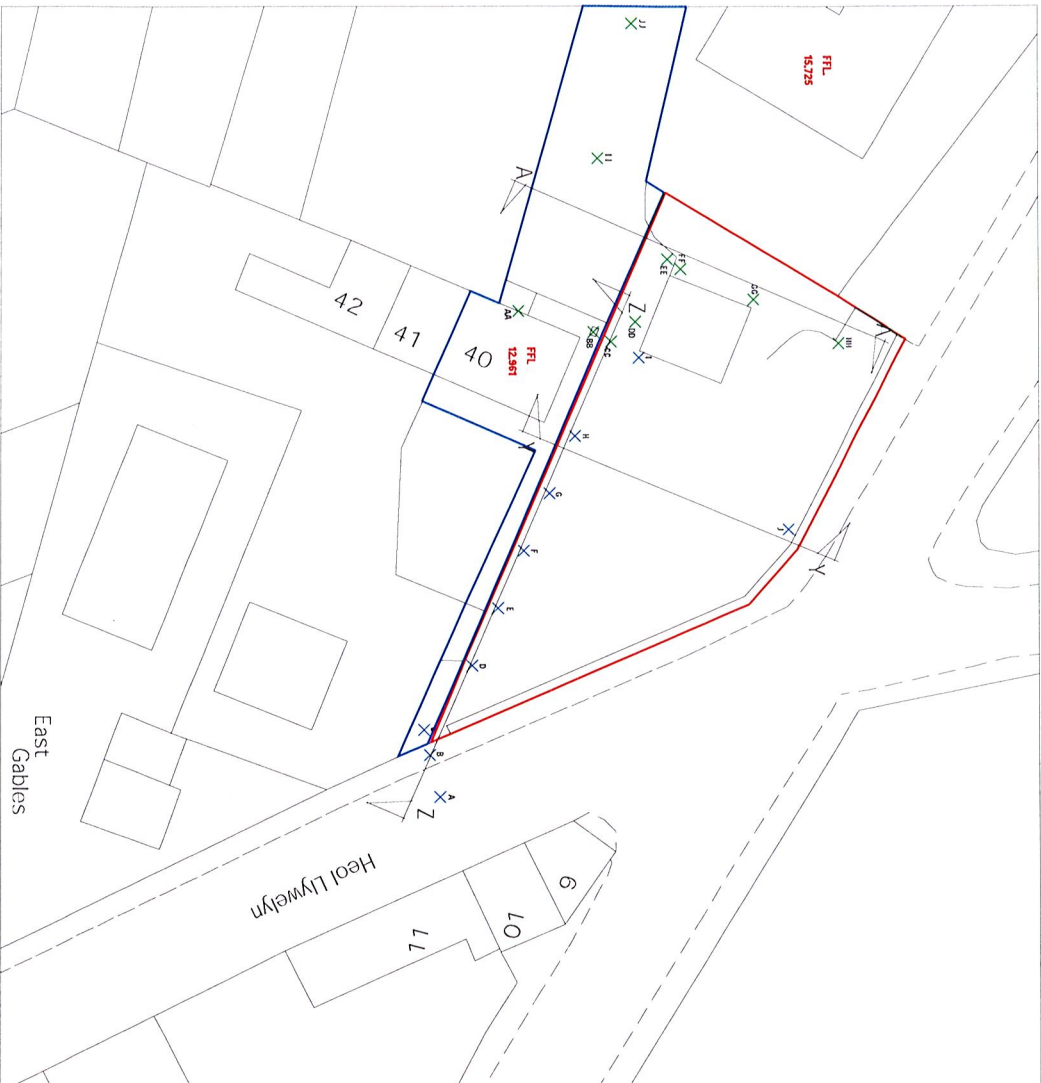
Section A-A 1:200



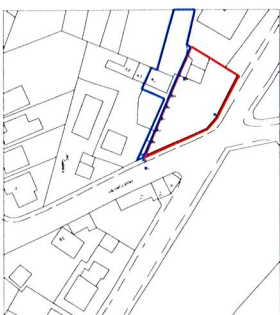
Section Y-Y 1:200



Section Z-Z 1:200



Site Plan 1:250



Location Plan 1:1250

POINT	LEVEL
A	10.000
B	10.100
C	10.240
D	11.040
E	11.380
F	11.758
G	12.244
H	12.803
I	13.396
J	12.274
AA	12.861 (FFL)
BB	12.927
CC	13.396
DD	13.746
EE	13.896
FF	14.448
GG	14.480
HH	13.471
II	14.450
JJ	15.175

0.334 cut
0.14 cut
0.468 cut
0.133 cut

Rev	Date	Detail	Initial
C	10/19	Levels Amended	S.A.E.
B	03/17	Design Amends	D.J.E.
A	07/17	Design Amends	D.J.E.

Project:
Proposed residential
development on land adj to
40 Heol Llyweilyn,
Coedpoeth, Wrexham.
LL11 3PB

Title:
Existing: Site, Location
Plan & Sections
Scale: (A2)
1:200, 1:250
& 1:1250

Drawn By:
D.J. Edwards
Date:
Oct 2016

Drawing No:
W119/001
Sheet:
1 of 1

blueprint
architectural services

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