

MEMORANDUM



From:	Helen Bradshawe Contaminated Land Officer	To:	Sharon Holman Planning Officer
Our Ref:	HB/P/2019/0355	Your Ref:	P/2019/0355
Date:	7 th June 2019	No. of Pages:	3

LAND WEST OF EVERSLEY COURT, MINERA, WREXHAM

The following report has been submitted in support of the above planning application.

- Geoenvironmental Report, Gower Homes, GroundSolve Ltd, April 2019.

In relation to the report I can provide the following comments:

- The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages. The desk study information was found to be adequate.
- The site investigation information that has been provided for this development is inadequate. In addition to the information provided, further information should be submitted which addresses the following issue:
 - With respect to the site investigation methodology, the following issues require further clarification:
 - Justification for number of exploration locations across the site – only four trial pits were undertaken across the site. Is this assessment in line with current guidelines?
 - Justification for number of sampling positions and number of samples analysed. Only two trial pits were sampled for a contamination analysis, which were positioned at either end of the site providing no information within the central area. Of the three topsoil samples undertaken two were found to have elevated levels of Lead. Only one natural sample was undertaken for the whole site.

- The report recommends the removal of topsoil from the site to remove the source of lead contamination and therefore sever the linkage. Due to the limited investigation taken at the site this proposal is not acceptable at this time. If just the removal of topsoil is warranted then a more detailed site investigation and detailed quantitative risk assessment is required as the exploratory locations to date do not provide adequate site coverage. If this is not undertaken then there will be a requirement of removal of 600mm of material from all garden areas and a clean cover system put in place.

At this stage I propose the following contaminated land conditions to be attached to the above planning application.

Contaminated Land

It is noted that the proposed development is within Minera, which has a history of Lead mining. In light of the above comments it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section on 01978 298989 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environment and Planning section prior to commencement of works on site.

Should you have any queries regarding this memo please do not hesitate to contact me on Ext 8774.

A handwritten signature in black ink, reading "H. Bradshawe". The signature is written in a cursive style, with the first letter "H" being large and the last letter "e" having a long, sweeping tail that loops back under the word.

Helen Bradshawe
Contaminated Land Officer