

Matthew Philips
Planning Control Lead
Planning Department

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P/2017/1020
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11/01/18
Helen Bradshawe
01978298774
Helen.bradshawe@wrexham.gov.uk

Dear Matthew

RE: P/2017/1020 - FORMER VICTORIA GARAGE, RUABON

Thank you for forwarding the site investigation report for the above site, completed by GroundSolve Ltd, on 27th December 2017.

I have reviewed the above information and can provide the following comments:

1. The desk study information provided is very limited for the site. There is a brief appraisal of the site history, however there are no historical maps or full discussion within the report, there is no hydrogeological or hydrological assessment of the site, no information on coal workings or other mining/quarrying activities, information from the Local Authority on abstractions, pollution incidents, water quality classification and landfill sites, or any information the local authority may hold. There has been no preliminary assessment of risks based on proposed site use including an appraisal of actual and/or potential contaminant sources, pathways and receptors, along with the production of a conceptual model.
2. In respect of the site investigation methodology, I have identified the following issues that require further clarification:
 - a. Details and justification for methods of investigation used, why only trial pits?
 - b. Justification for the exploration locations – not identified on the plan that the trial pits cover the tanks, however one was identified within the trial pit conducted.
 - c. Justification for sampling and analytical strategies, only 4 samples were identified to be analysed, one of which was within the made ground for the whole site. I am aware parts of the site were inaccessible however this is not correct coverage for the site area investigated in question. No information was supplied in respect of ground gas or groundwater sampling.
 - d. A discussion of the ground conditions is not acceptable as it only references 1 made ground sample, and 3 within the deeper material. There is no discussion of water conditions/contamination or a discussion

of the possible presence of ground gas. More detailed risk assessments are required in accordance with current best practice.

- e. There is no detailed conceptual model for the site.
- f. The exploratory locations to date do not provide adequate site coverage, and I am aware that further site investigation has been identified.

Submission of this missing information is required before the contaminated land condition can be approved. If you require any further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'H. Bradshaw'.

Helen Bradshawe
Contaminated Land Officer