

Cerys Jones

From: Matthew Phillips
Sent: 11 April 2019 12:48
To: planning_admin
Subject: FW: FW: Discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002

Contaminated land officer response – P/2018/1002

From: Angela Guy
Sent: 10 April 2019 16:14
To: Matthew Phillips
Subject: FW: FW: Discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002

Matthew

My records show the last Memo to you dated 21 Jan 2019 is still relevant and outstanding. These additional lab results received today are insufficient in their own right too, whilst it is stated this is for imported topsoil there is no interpretation of the results to show the soil is appropriate or details of the initial source of the soil, in addition details on where this soil has been placed and the depth of it should also be provided.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Swyddog Tir wedi ei Halogi
Contaminated Land Officer



01978 298771
Cynllunio a Rheoleiddio, 16 Stryt yr Arglwydd, Wrecsam LL11 1LG
Planning & Regulatory, 16 Lord Street, Wrexham LL11 1LG
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbswrecsam | twitter.com/wrexhamcbc
facebook.com/cynngorwrecsam | facebook.com/wrexhamcouncil

From: Paul Russell [mailto:paul@williams-homes.co.uk]
Sent: 10 April 2019 10:03
To: Matthew Phillips
Cc: Tony Hughes; Angela Guy; Mark Allsup
Subject: Re: FW: Discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002

Good morning Matthew,

I was just checking through our file on this development and came across the test certificate from the supplier for the topsoil provided to this development (see attached). On that basis, please can you confirm what else we need to meet the councils requirements on this condition?.

Kind regards,

Paul Russell

Utilities & Training Coordinator

Williams Homes (Bala) Ltd
Unit 18 -19
Enterprise Park
Bala
Gwynedd
LL23 7NL

Tel: 01678 521781

Dir: 01678 522364

www.williams-homes.co.uk

On Thu, 4 Apr 2019 at 13:03, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Paul,

Can I have an update – I am aware that our previously agreed extension of time has now lapsed but I am not aware that we have had any further submissions.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Paul Russell [mailto:paul@williams-homes.co.uk]

Sent: 26 February 2019 14:38

To: Matthew Phillips

Cc: Tony Hughes; Jonathan Allen

Subject: Re: FW: Discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002

Dear Matthew,

Thank you for your email and letter. We agree to the extension until 15th March (confirmation attached). I am waiting for my colleague to return from leave, by which time we should be in a better position to inform both yourself and Angela on the outstanding information.

Kind regards,

Paul Russell

Williams Homes (Bala) Ltd

Unit 18 -19

Enterprise Park

Bala

Gwynedd

LL23 7NL

Tel: 01678 521781

Dir: 01678 521635

www.williams-homes.co.uk

On Tue, 26 Feb 2019 at 09:05, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Paul,

Further to my previous email, I do not appear to have received any further information. Our previously agreed extension of time has also now expired, I therefore attach a further request seeking an extension until the 15th of March. I would be grateful if you could confirm if you are able to agree to this as well as when the details Angela needs will be submitted.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Matthew Phillips

Sent: 05 February 2019 08:48

To: 'Paul Russell'

Subject: FW: Discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002

Paul,

Please see below from Angela.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Angela Guy

Sent: 04 February 2019 22:57

To: Matthew Phillips

Subject: RE: Discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002

Matthew

Apologies for the delay in responding, please note I have not been in touch with Mr Russell regarding the comments below.

Unfortunately the additional information supplied in the email below is still insufficient due to the photos not clearly showing the depth and extent of the excavation. It should be clear that the 600mm of material has been removed in all the required areas by, for instance, showing a measuring staff in the base of the excavation and the dug level being photographed. Ordinarily an independent statement confirming the extent of the excavation would be required from a suitably qualified person, I note that an environmental consultant is only named on the WAC test results though.

Details on the backfill materials have been provided, it appears that the imported backfill materials comprise primarily stone. A depth of 150mm for soil is quite shallow and we would normally recommend the full depth of 600mm is soil to increase the likely retention of the cover layer as this is what would be expected in soft landscaped garden areas. As far as reasonably possible we would aim to ensure the integrity of the backfill remains for the lifetime of the property. I would recommend further details be provided about whether all garden areas have these materials in place. It should also be demonstrated that the imported soil is suitable for gardens, no test results for the imported soil has been provided.

The attached guidance may be beneficial to the applicant.

Regards Angela

From: Paul Russell [mailto:paul@williams-homes.co.uk]

Sent: 25 January 2019 16:47

To: Matthew Phillips; Angela Guy

Cc: Tony Hughes

Subject: Discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway. Click [here](#) if the original attachments are required (justification needed).

Land South of 14

Tabor Hill

Coedpoeth

Wrexham

LL11 3RU

Dear Angela/Matthew,

In support of our application to discharge condition 4 of planning permission P/2015/0467 by way of application P/2018/1002. I have supplied the following detail:

1. The photos attached:

Photo 1. shows the excavation for the Soak away.

Photo 2. is evidence of the Reduce Level Dig (600mm)

2. WAC test statement and report (see attached). We have also included the 'Controlled Waste Transfer Note' for spoil from this site.

3. The imported materials used were 6F5, Type 2 MOT and recycled Top Soil (screened) all supplied by :
P.M. DROMGOOLE & SONS AGRICULTURAL LIMITED

4. The depth of backfill was as follows:

Reinstated:

300mm 6F5

150mm Type 2 MOT

150mm Top Soil

I hope this additional information is sufficient to allow the condition to be discharged. Please let me know if you require any further information and I will do my very best to help.

Kind regards,

Paul Russell

Williams Homes (Bala) Ltd

Unit 18 -19

Enterprise Park

Bala

Gwynedd

LL23 7NL

Tel: 01678 521781

Dir: 01678 521635

www.williams-homes.co.uk

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm