

Cerys Jones

From: Sharon Holman
Sent: 15 September 2017 11:25
To: planning_admin
Subject: FW: Discharge of Condition 8, Planning Ref. P/2017/0653 - Karinya Cottage, Bwlchgwyn
Attachments: KCB 01B Landscape Masterplan.cleaned.pdf; P20170653 Karinya Cottage, Wesley Road, Bwlchgwyn.cleaned.pdf

Civ - additional info web (attached and below)

can I have a paper copy for the file please?

Thanks

From: Stefan Imiolczyk [<mailto:stefanimiolczyk@groundsolve.com>]
Sent: 11 September 2017 15:31
To: Helen Bradshawe
Cc: 'norma price'; 'Andy Tingle - Wireframe Studio Ltd'; 'Weddle Landscape Design'
Subject: Discharge of Condition 8, Planning Ref. P/2017/0653 - Karinya Cottage, Bwlchgwyn

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).

Dear Helen,

Following our site meeting last Friday and receipt of a revised landscape masterplan drawing (KCB 01 Rev B, attached), please find below our responses to the points raised in your memo dated 18th August:

1. No response required.
2. No response required.
3. The permanent car parking area to the front of the property is to be block-paved, see attached landscape masterplan drawing.
4. Clean soil cover is proposed in all landscaped areas not occupied by building floor slabs or permanent hardstanding, i.e. the area to the rear of the proposed plot up to the boundary fence, and the proposed hedgerow fronting Wesley Road. These areas will be subject to the verification/validation testing outlined in our Phase I and II Report.

The proposed remediation depth is now **600mm**. The top 600mm of soil will be excavated out and disposed of off-site from within all landscaped areas, with the ground levels reinstated with clean imported material, typically comprising 450mm subsoil and 150mm topsoil and allowing for some variation to accommodate the proposed planting schedule.

Based on the trial pit log for TP01 excavated in the centre of the proposed lawn area, only 200mm of old topsoil would remain present beneath the proposed landscaping areas, with all of the made ground removed. Note however that the hand-dug pit HD2, which was also excavated within the proposed landscaped area, only encountered made ground to 0.4m depth with no old topsoil layer present, so it is

likely that none of the made ground or original topsoil will remain in-situ beneath some parts of the site area.

Therefore, the 600mm capping thickness proposed is considered appropriate and sufficient for the proposed development.

5. No response required.
6. No response required.
7. No response required.

I trust this will be sufficient to allow discharge of the outstanding condition. If you require any further information or clarification, please do not hesitate to contact me directly.

Regards,
Stefan

--

Stefan Imiolczyk

GroundSolve Ltd

Consulting Geotechnical, Engineering Geology and Environmental Engineers

www.groundsolve.com

T: 01244 661361 / M: 07944 128137