

Cerys Jones

From: Angela Guy
Sent: 09 February 2017 12:47
To: Doug Bailey
Cc: Dave Sharp
Subject: RE: Packsaddle Bank- P/2016/0198

Hi Doug

Yes it is fine to forward to Phil Forster, I had already forwarded my email to you on the 25th January 17 to Phil to indicate that the requirements of condition 6 had been met and we'd recommend this could be discharged.

I'm expecting the report from Building Control for the gas protection measures soon and will then be in a position to recommend the verification requirements of Plots 3-8 have been met in this regard. Please note that the verification of the removal of lead impacted soils from some of the plots is not yet complete, the GroundSolve letter dated 12Dec16 demonstrates the soil has been removed but waste transfer notes are yet to be provided.

Please don't hesitate to get in touch should you have any queries.

Kind regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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From: Doug Bailey [mailto:dougbailey6@gmail.com]
Sent: 07 February 2017 18:11
To: Angela Guy
Cc: Dave Sharp
Subject: Fwd: Packsaddle Bank- P/2016/0198

Hi Angela,

Thank you for your emailed response below.

I trust it's OK for me to forward your email to Phil Forster to allow Condition 6 to be discharged?

Regarding Condition 7, did we agree that Building Control site inspection on behalf of WCBC was acceptable to verify, and will you communicate with the Building Control inspector directly?
As there is a system in place technically to ensure we cannot build and occupy dwellings without full WCBC approval, we do still think this duplication with a planning condition is unnecessary. However, I will take your advice and discuss the potential for completion prior to final verification with the planning officer before it becomes an issue.

As we have completed and inspected plots 3-8, could you confirm that the requirements of the condition have been met for these plots please?

Kind Regards

Doug

Begin forwarded message:

From: Angela Guy <Angela.Guy@wrexham.gov.uk>
Subject: Packsaddle Bank- P/2016/0198
Date: 6 February 2017 at 11:08:35 GMT
To: 'Doug Bailey' <dougbailey6@gmail.com>

Doug

Apologies for the delay in responding. I'm afraid the verification requirement in the form of written confirmation of all remediation measures having been satisfactorily completed will have to remain, as this is the procedure we have in place for ensuring remediation works are carried out to a sufficient standard in accordance with authoritative guidance. I accept the requirements of NHBC and Building Control may create some duplication but the Building Regulations are a separate piece of legislation and the planning condition is independent of that.

I'd advise you to contact the Planning Officer regarding occupation of some houses before the remainder are verified, current conditions are worded slightly differently to allow this to occur, but I am aware other larger developments will have encountered this issue under the previously worded condition and I don't recall this causing a significant problem.

Regards Angela

Ms Angela Guy
Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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From: Doug Bailey [<mailto:dougbailey6@gmail.com>]
Sent: 30 January 2017 18:03
To: Angela Guy
Subject: Re: Packsaddle Bank- P/2016/0198

Hi Angela

Thanks again for your assistance, and confirmation that Condition 6 has been satisfied.

Regarding Condition 7, I just wonder if you would consider this condition satisfied for the following reasons please:

1. The only slightly contaminated material on site has been removed from site.
2. The potential for any ground gases/contamination from the 2 filled areas, each circa 40m away, with permeable ground between actually reaching our site is negligible, as stated by Groundsolve in his recent letter.
3. As far as any Validation/verification is concerned, we already have to inspect membranes ourselves, then get them witnessed and inspected pre-pour by WCBC Building Control and again by NHBC. I.e. Quality control is already covered technically with Building Control and the NHBC, so now the contamination on site has been removed, and neighbouring risks considered, then this planning condition perhaps introduces an element of unnecessary duplication? If we don't satisfy these 2 bodies, the houses cannot be occupied anyway?
4. There is always a chance that the first houses may be ready for occupation prior to the final footings being completed. So any final verification would not be possible.

Happy to discuss at anytime, other than Tuesday morning, if it's easier?...

Kind Regards

Doug

On 25 Jan 2017, at 11:21, Angela Guy <Angela.Guy@wrexham.gov.uk> wrote:

Hi Doug

Thanks for meeting me yesterday morning. I can confirm that the membrane specification is satisfactory and will forward this email and a copy of the information provided to Phil too. At this stage I can advise Phil that the requirements of condition 6 have been met, but until full verification details (including site inspections of installed membranes) is complete I cannot advise discharge of condition 7.

Should you have any queries please don't hesitate to contact me.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection

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

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