

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Matthew Phillips
Planning Control Lead

Our Ref: P/2008/1066

Your Ref:

Date: 16 February 2017

No. of Pages: 3

FORMER GATEWEN COLLIERY

I have reviewed our planning file on the validation status of the former Gatewen Colliery site for Phases 1, 2 and 3.

Please find below a summary of the remediation required and validation status for all of the three Phases of the development. There are several points that require further clarification or additional information to be provided. I trust that you will forward to them to the appropriate person(s).

Phase 1

Contamination was identified within Phase 1 resulting in a remediation strategy that required cover systems to be placed in all garden areas. The depth of the cover system that was required at individual Plots was determined by the level of contamination that was identified during intrusive site investigations undertaken.

- Plots 1-41, 44- 61 and 74-76: All gardens required 0.6m inert cover underlain by gravel remediation break layer.
- Plots 42, 43 and 62-73: All garden will required 1.0m inert cover underlain by remediation break layer.

It was confirmed in writing in a letter to Cooper Associates dated 16 May 2013 that we have received and approved validation certification for the placement of inert cover for Plots 1-76, which I understand are all of the Plots for Phase 1. Please can this be confirmed?

The installation of gas protection measures was required in the following Plots:

- Plots 1-41, 44-61 and 74-76: Required Carbon Dioxide resistant ground gas membranes (suitable for full Radon)
- Plots 42, 43, 62-73: Required Methane resistant ground gas membranes.

The installation of gas protection measures has been validated by Building Control at WCBC at all of the above Plots.

Phase 2

Further clarification is required regarding the remediation that has been undertaken within this Phase of the development. It is understood that the numbering of the Plots may have changed since the original plans were submitted to the Contaminated Land Team. Please can a plan be provided showing the Plot specific remediation that is to be (or has already been) undertaken?

I have attempted to summarise the remediation that has been agreed with the Contaminated Land Team below, however I am aware that the Plots may no longer correspond to the current site plan. Furthermore clarification is required regarding the actual remediation that has been undertaken in this Phase as we have not received any validation certification for Plots in Phase 2.

Phase 2.1 (zone A)

(letter report to Bloor Homes Limited, Re: Phase 2, Zone A, Gatewen Road, Gatewen' dated 18 December 2012 by Coopers Consulting Engineers)

Our records indicate that this area will comprise 18 No. residential properties within the southeastern corner of Phase 2 (Plots 153-170), with Plots 141 to 152 following to complete the pod of properties within the southeastern corner of Phase 2. All gardens require 0.6m of inert cover. Please can it be confirmed that this proposed remediation for these Plots is correct? To date the Council has not received any validation certification for these plots and the validation is therefore outstanding.

Southeastern Corner Phase 2

(Site Investigation Report for land at Phases 2 and 3 Gatewen Road, Wrexham' dated May 2012 by Coopers Consulting Engineers)

It is understood that this area contained ash and clinker which was occasionally contaminated with metals and PAH compounds, predominantly beneath the area of hardstanding. All gardens in this area require 0.6m of inert cover underlain by a remediation break layer. It is not clear if this section of the site is covered by Phase 2.1 above? To date the Council has not received any validation certification for this area of the site and the validation is therefore outstanding.

Northern Section of Phase 2

(Gatewen Road, Wrexham, Phase 2 Specification for Earthworks', dated July 2013 by TerraConsult and Coopers' Risk Assessment and Validation Demonstrating Suitability For Inclusion of In-Situ Subsoil Within the Base of Proposed Garden Inert Cover, dated 19 June 2014)

The northern section of Phase 2 underwent a soil inversion, whereby the high calorific spoil was stripped, separated and engineered at depth. This has been detailed within the TerraConsult report above. It was proposed that the garden areas were then to be raised by 0.6m of inert cover. Coopers subsequently undertook a risk assessment and validation demonstrating that the subsoil, within this area, could be placed at the base of the inert cover and within 0.6m from the proposed finished surface of gardens. It is understood that the remainder of the 0.6m would be imported material (subsoil and topsoil) to provide a growing medium for the garden areas.

Clarification is required regarding the Plots that are on this section of the site and what material has been used within the garden areas. If material has been imported to site the Council requires it to be demonstrated that it is suitable for use. Please note that the following document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems', by the Welsh Land Contamination Working Group, has been published and Wrexham County Borough Council requires the procedures set out within this document to be followed.

If the material is generated from site then please provide a plan showing where it has originated from on the site and where it has been stockpiled to demonstrate that it has not been cross-contaminated.

To date we have not received any validation for the Plots located on this section of the site and the validation is therefore outstanding.

Imported Material

(Email to Stacey Inglis from Coopers, Re: Inert cover requirements dated 07 October 2017)

- Ground Investigation Report for Pen-y-Stryt Farm, Llandegla – greenfield source of subsoil
- Ground Investigation Report for Hallows Drive, Kelsall – greenfield source of topsoil

The Contaminated Land Team reviewed the above information and confirmed that the material is suitable to be placed in garden areas and was satisfied with the proposed level of validation. To date we have not received any validation information regarding this imported material and if it was in fact used, please can you provide an update?

Land at Whitehead Drive, Off Gatewen Road, New Broughton, Wrexham

The Contaminated Land Team has responded separately regarding the above section of Phase 2. Please refer to memorandum dated 15 February 2017 to Matthew Phillips, Planning Control Lead.

Phase 3

The 'Site Investigation Report for land at Phases 2 and 3 Gatewen Road, Wrexham' dated May 2012 by Coopers Consulting Engineers covers Phase 3 and I can confirm that Phase 3 was identified as greenfield and found to be uncontaminated. Based on this no remediation was deemed necessary in the garden areas therefore no validation is required.

I look forward to receiving a response to the above items, in the meantime should you have any queries regarding this memo please do not hesitate to contact me on Ext 8773.



Stacey Inglis
Contaminated Land Officer