

Judith Williams

From: Matthew Phillips
Sent: 25 November 2015 12:34
To: planning_admin
Subject: FW: 41728 Park Farm, Minera

Public Protection response to P/2014/0347

From: Angela Guy
Sent: 25 November 2015 12:04
To: Matthew Phillips
Subject: RE: 41728 Park Farm, Minera

Hi Matthew

Helen has forwarded me the report since it is a site I have been dealing with. As far as I'm aware we haven't received the report in August, the last correspondence I had was in early July with Ian Farmer Associates and was regarding the site investigation design.

I have the following comments to make on the 'Report on Contamination Assessment' dated August 2015 for H Edwards Park Farm, Minera (contract 41728-V1).

The Contaminated Land Team find the scope of the site investigation to be satisfactory, although it is noted that the depth of the trial pit investigation has been limited to 0.6m below ground level. Whilst the explanation of the risk assessment and statistical assessment of the results for the investigation is very limited within the report, it is clear that significant lead contamination has been identified in the soils. Unless further detailed quantitative risk assessment is proposed which may refine what remedial measures are needed then I am in agreement that all garden areas at the property require remediation.

The scope and detail of this remediation has been briefly outlined in section 7 of the report and comprises a cover system of 0.6m of imported materials. Not including a capillary break layer, the imported materials should comprise soil (as opposed to stone). Further details of the remediation scheme are required and this should include:

- whether an engineered cover system comprising a capillary break layer is required,
- confirmation of whether land raise will take place and therefore whether contaminated soils will be exported off site and if so details of which licensed waste disposal facility the waste will be taken to
- which areas of the property will receive remediation, this should be detailed on a plan. I can confirm that the permanent hardstanding areas such as the house footprint and driveway will not require remediation. Depending on their location it is possible that some paths may not require remediation too. Furthermore patio areas are not necessarily deemed to be permanent feature and are likely to require remediation of the ground below them.

These more detailed remediation design details need to be approved by the Council before implementation.

As is stated in the report on completion of the remediation works the remediation measures must be fully validated and details of this provided in a written report to be submitted and approved by the Council. Details required will be evidence that the remedial works have taken place as agreed, this evidence should demonstrate that the imported soils are suitable and that the correct thickness has been laid, it should include photographs as well as details of on-site inspections that have taken place.

I trust this will be forwarded on to the developer and/or consultant and please let me know if you have any queries.

Regards Angela

Ms Angela Guy

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

If I am unavailable and you require further assistance please contact Paul Sleeman (01978 297434), Stacey Inglis (01978 297435) or Helen Bradshawe (01978 297436).

☎ 01978 297433
✉ Housing, Public Protection and Environment Department, Ruthin Road, Wrexham, LL13 7TU
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From: Helen Bradshawe
Sent: 25 November 2015 08:51
To: Angela Guy
Subject: FW: 41728 Park Farm, Minera

Kind Regards

Mrs Helen Bradshawe

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

Please note that I am only in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 2977434), Stacey Inglis (01978 297435) or Angela Guy (01978 297433).

☎ 01978 297436
✉ Housing, Public Protection & Environment Department, Ruthin Road, Wrexham, LL13 7TU
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If you wish to receive a hard copy of the questionnaire or require it in a different language then please telephone 01978 298989 or email your request and postal address to public_protection_service@wrexham.gov.uk.

Ein nod yw darparu ein gwasanaeth i chi mewn ffordd deg ac rydym yn monitro ein gwasanaethau i wneud yn siŵr ein bod yn cyflawni'r safon hon. I'n helpu i wneud hyn, byddwn yn ddiolchgar pe byddech yn mynd i'r cyswllt canlynol <http://www.surveymonkey.com/s/jpequalitymonitoringwelsh> ac yn cwblhau'r holiadur cydraddoldeb, a fydd ond yn cymryd tua 2 funud o'ch amser.

Os hoffech dderbyn copi papur o'r holiadur neu os ydych am ei dderbyn mewn iaith wahanol, yna ffoniwch 01978 298989 neu anfonwch eich cais a'ch cyfeiriad post drwy e-bost i public_protection_service@wrexham.gov.uk.

From: Matthew Phillips
Sent: 23 November 2015 11:09

To: Helen Bradshawe
Subject: FW: 41728 Park Farm, Minera

Helen,

Have you had chance to have a look at this one? The applicant is chasing me for a response.

Regards

Matthew

From: Matthew Phillips
Sent: 02 November 2015 13:39
To: Helen Bradshawe
Subject: FW: 41728 Park Farm, Minera

Helen,

I believe this matter have been sent to you back in August? Is that correct? Is it sufficient to deal with the contamination condition attached to P/2014/0347:

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

Regards

Matthew

From: ron davis [<mailto:ronscotlandfarm@yahoo.co.uk>]
Sent: 30 October 2015 11:48
To: Matthew Phillips
Subject: Fw: 41728 Park Farm, Minera

On Monday, 24 August 2015, 15:28, Michelle Hirst-Watson <michelle.hirstwatson@ianfarmer.co.uk> wrote:

Helen,

Please find attached our report for the above project.

We trust the above meets with your satisfaction, however should you have any queries please do not hesitate to contact us.

Regards,

Michelle Hirst-Watson
Senior Engineering Geologist

17 Rivington Court

Hardwick Grange
Warrington
Cheshire
WA1 4RT

Tel: (01925) 855440
Fax: (01925) 855441

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