

AnnS Jones

From: Philip Forster
Sent: 17 November 2016 13:24
To: planning_admin
Subject: FW: P/2016/0928 - Penycae School

Public protection response

From: Angela Guy
Sent: 16 November 2016 13:47
To: Marc Fawcett
Cc: Alan Rowlands; Dawid Cloete; Gareth Rowlands; Philip Forster
Subject: RE: P/2016/0928 - Penycae School

Hi Marc

Thank you for sending a revised Remediation Statement, I can confirm this is satisfactory and can recommend that Condition 3 of the Planning Permission has been complied with, you will note that Philip is copied into this email and is therefore in receipt of this advice.

I look forward to receiving the Verification Report with regards to Condition 4 in due course.

Kind regards Angela

Ms Angela Guy

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



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Environment and Planning Department, Ruthin Road, Wrexham LL13 7TU



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From: Marc Fawcett [<mailto:marcfawcett@betts-associates.co.uk>]
Sent: 16 November 2016 10:07
To: Angela Guy
Cc: Alan Rowlands; Dawid Cloete; Gareth Rowlands; Philip Forster
Subject: RE: P/2016/0928 - Penycae School

Hi Angela,

Following on from our conversation yesterday, please find attached the revised letter report.

Hopefully this covers all the items discussed.

- 1) Risk to existing infrastructure in the context to the red edge planning drawing
- 2) Combustion risk identified by SG
- 3) Addition of verification responsibility
- 4) Unforeseen contamination reporting

5) watercourse typo removed

Best Regards

Marc Fawcett BSc FGS MIAEG
Director

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: Monday, November 14, 2016 2:09 PM

To: Dawid Cloete <Dawid.Cloete@readconstruction.co.uk>; Alan Rowlands <alan@creu.biz>; Gareth Rowlands <Gareth.Rowlands@readconstruction.co.uk>

Subject: FW: P/2016/0928 - Penrycae School

Dear All,

Please see the latest comments from our Public Protection department. Perhaps your consultants may wish to contact Angela Guy directly to discuss the requirements and clarifications.

Regards

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



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From: Angela Guy
Sent: 14 November 2016 13:39
To: Philip Forster
Subject: RE: P/2016/0928 - Penycae School

Hi Phil

Further to Gareth's email enclosing a copy of the Betts Associates 'Ground Investigation Report' dated September 2016, in relation to matters 1. and 2. raised in my email dated 09 November 2016, I have the following comments.

- i) Limited details on the 'AtRisk' assessment criteria utilised in the risk assessment have been provided. If these are to be relied upon then further details of how they have been established and what exposure risks have been modelled would be needed. Notwithstanding this, my interpretation of the findings of the other elements of the risk assessment mean that the same conclusions made would remain.
- ii) It is agreed that the proposed remediation works are appropriate and the measures required i.e. delineation and removal should be carried out.
- iii) Further details of the proposed water course should be provided (item 4 of the remediation strategy letter).
- iv) The works will require written verification by a suitably experienced third party.

In relation to my comments detailed in item 3 – these remain outstanding as no response to these has yet been received. My earlier advice that Condition 3 should not yet be discharged therefore remains until a satisfactory response regarding the matters identified by Smith Grant's work has been received.

Regards Angela

Ms Angela Guy

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



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From: Gareth Rowlands [<mailto:Gareth.Rowlands@readconstruction.co.uk>]
Sent: 10 November 2016 14:24
To: Philip Forster; Angela Guy
Cc: Dawid Cloete; Alan; alwyn@creu.biz
Subject: RE: P/2016/0928 - Penycae School

Hi Phil / Angela

In Dawid's absence, please find attached copy of the Ground Investigation Report undertaken by Betts.

Please accept my apologies if this is the first time that you have seen this report but I believe that the contents will answer all of your below queries.

Please let me know if need anything else.

Many Thanks

Gareth

Tel: 01978 721950
Mob: 07770 542365

Gareth Rowlands

Contracts Manager / Quantity Surveyor

From: Philip Forster
Sent: 10 November 2016 10:41:12 (UTC) Dublin, Edinburgh, Lisbon, London
To: Dawid Cloete; Alan Rowlands
Subject: FW: P/2016/0928 - Penrycae School

Alan/Dawid,

Unfortunately our Public Protection section have requested further information on the Geotechnical report provided. I trust that the requested information can be provided?

Regards
Phil

From: Angela Guy
Sent: 09 November 2016 15:49
To: Philip Forster
Subject: RE: P/2016/0928 - Penrycae School

Hi Phil

I've read through the Betts Associates letter dated 22 September 2016 which states it is a Remediation Strategy and have the following comments:

1. Reference is made to "Betts Geo Ltd site investigation" in June 2016. Having checked the records we do not appear to have had sight of this report and we will require a copy to be able to comment fully on this Strategy.
2. The letter focuses on delineating contamination around WS1 and remediating it, until I have reviewed the site investigation report on the works undertaken in June I cannot comment on the details of these remediation works, including whether we agree with the remediation works identified as being required by the report.
3. The Smith Grant Stage 2 Ground Investigation report dated January 2015 suggested i) further inspection and testing was required with regard to spoil combustion and acid generating potential in relation to the proposed access road and car parking ii) assessment of the existing school site was required and iii) an action plan to address any unforeseen contamination (to include the school which is yet to be assessed too) should be encompassed within the remediation strategy. These issues do not appear to have been covered by the letter.

At this stage I would not recommend discharge of Condition 3 as the Remediation Strategy does not yet deal with the matters identified by Smith Grant's work and we are not fully briefed on the matters that it does deal with having not viewed the report on the June 2016 works.

Thanks Angela

Ms Angela Guy



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From: Philip Forster
Sent: 28 October 2016 11:31
To: Angela Guy
Cc: Stacey Inglis
Subject: P/2016/0928 - Penycae School

Hello Angela,

I was speaking to Stacey on another matter and it was noted that you couldn't get access to any relevant information in relation to P/2016/0928 (Penycae School). I've looked through the file and there are a couple of pages from Betts Associates which might be of relevance. I've attached this for you and I'll get it uploaded onto Civica.

Thanks

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Philip.Forster@wrexham.gov.uk [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 28 October 2016 11:15
To: Philip Forster
Subject: Message from P5449

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