

Susan Davies

From: Sharon Holman
Sent: 31 October 2016 10:55
To: planning_admin
Subject: FW: P/2016/0800 Geo- Environmental Report for site at Maesteg, Gwynfryn

Civ – pp resp

From: Angela Guy
Sent: 27 October 2016 11:07
To: Sharon Holman
Subject: RE: P/2016/0800 Geo- Environmental Report for site at Maesteg, Gwynfryn

Hi Sharon

Thanks for forwarding the Phase 1 report and revised Phase 2 report, along with the email from WD Stant. I can confirm that the all outstanding issues have been addressed with regard to Condition 10 and can now recommend that it is discharged. As previously mentioned, remedial works are required and therefore I would not advice that Condition 11 is discharged until this work is completed and verified to the satisfaction of this Team.

Regards Angela

Ms Angela Guy

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



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Mae'r Ymgynghoriad Cyllideb Penderfyniadau Anodd ar agor nawr ar gyfer sylwadau tan Hydref 26, 2016. Manteisiwch ar y cyfle hwn i ddweud eich dweud i'n helpu i ddod o hyd i arbedion o £5 miliwn ar gyfer y flwyddyn ariannol 17/18.

Difficult Decisions Budget Consultation is now open for comment until October 26, 2016. Please take this opportunity to have your say and help us find £5 million savings for the 17/18 financial year.

http://www.wrexham.gov.uk/welsh/consultation_w/budget/index.htm

<http://www.wrexham.gov.uk/english/consultation/budget/index.htm>

From: Sharon Holman
Sent: 21 October 2016 14:19
To: Angela Guy
Subject: FW: P/2016/0800 Geo- Environmental Report for site at Maesteg, Gwynfryn

Hi Angela,

Is everything ok with this now?

Thanks
Sharon

From: Sharon Holman
Sent: 14 October 2016 15:44
To: Angela Guy
Subject: FW: P/2016/0800 Geo- Environmental Report for site at Maesteg, Gwynfryn

Hi Angela,

Please see responses to your enquiry below and attached.

Thank you
Sharon

-----Original Message-----

From: John Haughton [<mailto:John.Haughton@wdstant.co.uk>]
Sent: 13 October 2016 12:21
To: Sharon Holman
Cc: Geoff Hughes; Alex Mcnamara; Chris Trott
Subject: RE: DISCHARGE OF CONDITION(S) - App ref P/2016/0800

Dear Sharon,

In response to information required by the Contaminated Land Officer I offer the following:

- (1) A copy of the REFA Phase 1 Geo environmental Report dated July 2013 is attached as requested
- (2) I have contacted REFA who produced the Geo-Environmental Investigation Report regarding query No2 raised by your Contaminated Land Officer. As a result of this query they have updated their Phase 2 Report a copy of which is attached. I hope this will now enable discharge of the contamination conditions.
- (5) The only practical solution was to strip the top soil over all the site due to the confines of the site and the changes in finished levels.
I trust the above is satisfactory and will let you have the REFA response to Item (b) in due course.
- Regards
John

From: Angela Guy
Sent: 11 October 2016 11:53
To: Sharon Holman
Subject: RE: P/2016/0800 Geo- Environmental Report for site at Maesteg, Gwynfryn

Hi Sharon

Thanks for forwarding the full report prepared by REFA 'Phase II Geo-Environmental Investigation Report Ref:13057' dated Nov 2013 for the proposed residential development Maesteg for Wales & West Housing Association.

My comments on the report are as follows:

1. Paragraph 1.1.1 states a Phase 1 report for the site has been undertaken, a copy of this report should be provided for assessment by this Team as it forms part of the contamination assessment required by Condition 10.

2. The revised conceptual model detailed in Table 7 in paragraph 7.6.1 indicates that there was no evidence of contamination in any analysis results and the risk from inhalation/ingestion/direct contact in garden areas is Low/Very Low – this does not reflect the findings detailed in 6.3.1.
3. It is noted that the report was prepared before the final layout of the residential development was agreed, however the findings will not vary as they remain applicable.
4. Please note a requirement for radon protection has been identified, this issue is dealt with via the Building Regulations and therefore will not be covered by the remediation/verification works that this Team is commenting on. Similarly the report details geotechnical matters relating to foundation design, this again is not within the remit of this Team and therefore has not been commented on here.
5. In conclusion the report states remediation is required and I can confirm that the scope of works detailed in Section 7.7 is reasonable and sufficient, although it is not clear that these measures could be restricted to garden/soft landscaping areas, clarification on this is required. As it is also stated, verification of these works will be required and this is covered by Condition 11 of the planning permission P/2015/0613.
6. Paragraph 7.10.1 highlights the possibility of unforeseen contamination being present and if found during the development works liaison with this Team will be required to ensure it is dealt with appropriately. Any works will then need to be detailed in the verification report.

In principal I consider the report to be sufficient, although as outlined above I would like sight of the Phase 1 report and there are two points of clarification required (items 2 and 5 above). On submission of the information outlined above, I consider it likely that I can advise that Condition 10 is discharged but at this stage I would not advise it is discharged.

As mentioned in item 5 above remedial works are required and therefore I would not advise that Condition 11 is discharged until this work is completed and verified to the satisfaction of this Team.

Regards Angela

Ms Angela Guy

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



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From: Sharon Holman
Sent: 11 October 2016 09:53
To: Angela Guy
Subject: FW: P/2016/0800 Geo- Environmental Report for site at Maesteg, Gwynfryn

Hi Angela,

Could you confirm please if I can now discharge condition no.10 of P/2016/0800?

Thank you
Sharon

From: Sharon Holman
Sent: 29 September 2016 12:06
To: Angela Guy
Subject: P/2016/0800 Geo- Environmental Report for site at Maesteg, Gwynfryn

Hi Angela,

Further to your consultation response (copy attached) in connection with the discharge of condition no.10 as attached to planning permission ref: P/2015/0613, please see attached full report as requested.

I would be grateful for your further comments.

Thank you
Sharon

From: John Haughton [<mailto:John.Haughton@wdstant.co.uk>]
Sent: 29 September 2016 11:17
To: Sharon Holman
Cc: Geoff Hughes; Alex Mcnamara; Chris Trott
Subject: Geo- Environmental Report for site at Maesteg, Gwynfryn

Dear Sharon,

Further to our meeting on the Maesteg site yesterday I have attached a copy of the full Phase 2 Geo-Environmental Report by REFA dated November 2013. As discussed and seen on site the slightly contaminated top soil has been removed from the site and will be replaced with uncontaminated top soil in garden areas when required. I trust this information will enable you to discharge Planning Approval Condition 10.