

Document ref: C14656/004

23 October 2014

Lend Lease
Clarendon House
76-90 High Street
Solihull
West Midlands
B91 3TA

For the attention of Tom Maguire

Dear Tom

Re: Response to Comments From Mrs Angela Guy

We refer to the comments made by Mrs Angela Guy, Contaminated Land Officer for Wrexham County Borough Council, in her emails dated 22nd and 23rd October 2014 relevant to recent submissions relating to land quality.

We provide our response as follows to Lend Lease, for onward transmission to Angela.

Email dated 22nd October

Item 2 – Creation of permanent open surface water drains: in the completed development there will be some open watercourses. The car parking area will feature an open swale which will act as a balancing pond fed from the car park gullies. Because all open water structures will be founded in the near-surface, there will be no contact with soils containing asbestos, because to comply with the remediation strategy, these will not be permitted in the 0-1m depth zone.

Item 7: We can confirm that the required testing frequency for imported topsoil of 4 samples per 250m³, as indicated in the guidance supplied by Angela, will be met in full, and this frequency therefore supersedes that stated in the RMS for Area 1.

Gas Risk Assessment (Ref: R/14656/007) – We acknowledge an error in the gas risk assessment report. Nevertheless, the maximum methane concentrations recorded by WYG (0.2% v/v) only increases the Gas Soil Value (GSV) from 0.0001 l/hr to 0.0002 l/hr, and does not materially affect the conclusions contained in the GRA, which is, that the site poses a negligible risk to site end users from methane and the site remains Characteristic Situation 1.



Email dated 23rd October

- 1) – Response to Item 2 above applies
- 2) – As noted above reference Item 7 the testing of imported soils will be increased to 4 samples per 250m³, as specified by the Council's guidance, and that this frequency supersedes that stated in the RMS for Areas 2 and 3.

Gas Risk Assessment (Ref: R/14656/007): comments as above apply.

We trust that these responses will be satisfactory.

Yours sincerely
for **Hydrock**

A handwritten signature in blue ink, appearing to read 'E. Cooper'.

Eric Cooper SiLC
Technical Director

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