

AnnS Jones

From: Matthew Phillips
Sent: 04 September 2014 15:42
To: planning_admin
Subject: FW: re planning application P/2014/0347 - Minera
Attachments: bobd Park Farm contamination survey.docx

[Discharge of condition submission - contamination](#)

From: Bob Dewey [mailto:bobdeweyplanning@gmail.com]
Sent: 04 September 2014 15:40
To: Matthew Phillips
Cc: Angela Guy
Subject: Fwd: re planning application P/2014/0347 - Minera

good afternoon: you may or may not have seen this message (below) which follows a site visit with Angela.

I am surprised that her comments appear to relate solely to the garden area and not to the proposed house. Since no planning permission is needed to continue to use the garden, I am not sure under how the condition relates to the development permitted.

As the Council is saying

"...due to the nature of the potential contamination issues at this site the building itself would not be affected by any contamination.."

I wonder why we need a survey?

However, having had the condition imposed, short of applying to relax it, It would seem that we need to submit something to you.

The consultants Smith Grant who I recall did deal with Lead issues round the Minera area say they are not prepared to advise as they have an interest.

The owners says they had some sort of survey done when they purchased the property but can't find it - their solicitor thinks it was some sort of environmental audit and have commissioned another but I doubt it is what Angela had in mind.

In the meantime, I attach a statement based upon the above which I hope might move matters forward.

I will copy it to Angela so that she is aware of what is being said.

Best wishes

Bob

----- Forwarded message -----

From: **Angela Guy** <Angela.Guy@wrexham.gov.uk>
Date: Thu, Aug 28, 2014 at 5:19 PM

Subject: RE: re planning application P/2014/0347 - Minera
To: Bob Dewey <bobdeweyplanning@gmail.com>

Bob

Apologies for the delay in coming back to you since our meeting on site. I have been in touch with Matthew Phillips to explore whether the contamination assessment may take place concurrently with the development commencing and for ease have directly copied the advice received "The condition prevents the development from commencing until submissions have been made and approved. If works start without compliance with the condition having first been obtained they would not be lawful and potentially at risk of enforcement action. As such I cannot confirm that I would be agreeable to work commencing. If the applicants do press ahead they will be doing so at their own risk."

I understand that the applicant does not yet have a builder lined up to construct the house and expect that this could take some weeks to put into place, therefore, as mentioned on site it is actually possible that the contamination assessment could be completed prior to a builder starting anyway. As explained, due to the nature of the potential contamination issues at this site the building itself would not be affected by any contamination, if present, and it is the gardens areas that are of concern. Therefore if remediation is identified and required, then the method of remediation may be constrained by the building being constructed, for instance if the remedial solution was to install a clean cover system then depending on the height of the damp proof course of the building, it may be possible to leave the existing ground in situ and raise levels in the garden, which would likely be the least costly option. Alternatively a certain depth of contaminated soil would need to be excavated and removed for disposal at a suitably licensed waste disposal facility before clean soil could be laid in garden areas, and this would be a significantly more costly option due to the cost of disposal of contaminated waste soil. In summary, by understanding whether remediation is actually required or not in advance of commencing building works will mean a decision on what remediation method to use can be made and take into account practicalities and cost.

Please do not hesitate to contact me should you require any further advice, or wish me to comment on the scope of site investigation works that a consultant quotes, or possibly also discuss the requirements of the assessment needed directly with your clients chosen environmental consultant.

Regards Angela

Mrs Angela Guy

Contaminated Land Officer - Environmental Protection

Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am only in the office Monday to Thursday and will respond to any emails sent on Fridays on my return to the office. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 315734), Stacey Inglis (01978 315735) or Helen Bradshawe (01978 315736).



01978 315733

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✉ Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Ffordd Rhuthun, Wrecsam, LL13 7TU



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