00009592

PPCLBKF1

Chief Housing and Public Protection Office/Prif Swyddog Tai a Diogelu'r Cyhoedd
Andy Lewis

High Street, Ruabon, Wrexham. LL14 6NH
Stryd Fawr, Rhiwabon, Wrecsam. LL14 6NH
Fax/Ffacs: 01978 813709 BT Text Phone: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL CYNGOR wrecsam

Steven Lucas Solicitors
Spring House
Holyhead Road
Chirk
Wrexham
LL14 5NA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

AG/Search 324
09 November 2007
Angela Guy
01978 813722
angela.guy@wrexham.gov.uk

Visit our website at:
www.wrexham.gov.uk

Dear Mr Lucas

[redacted] **25 THE OAKS, TREVOR, LLANGOLLEN, LL20 7DX**

Thank you for your letter dated 02 November 2007 addressed to the Planning Department, they have forwarded it to me to respond on their behalf.

Due to the presence of made ground in the former quarry, a condition was placed on the planning permission for the residential development (P/2004/0778), which includes the above property, requiring the developer to carry out contamination investigation works. It is a statutory requirement to comply with the planning condition and as a result the developer has undertaken site investigation and remediation works. This Department is in receipt of the required validation information for the site and this information has been evaluated by a colleague of mine and we have confirmed to the Planning Department that we are satisfied with the information provided and recommended to them that the planning condition should be discharged.

[redacted] It is this Department's aim to ensure that any site developed under the planning regime considers any potential contamination issues and ensures that it's development is suitable for use. As a result, it is not envisaged that sites where contamination issues have been dealt with through planning conditions (such as the site above) will need to be re-visited under Part IIA.

Since the above information did not take long to compile (< 15mins) no charge will be made for this search. Should you require any further information then please do not hesitate to contact me on the above number.

Yours sincerely

Angela Guy
Contaminated Land Officer

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

From: Angela Guy
To: Sarah Gill
Date: 09/11/2007 11:12:24
Subject: Fwd: Re: 25 The Oaks Trevor Llangollen LL20 7TX

Dear Mr Lewis

Following my email earlier this month I have checked with my colleague who has been dealing with this site and can confirm that this Department has received all of the outstanding validation information required and informed the Planning Department that we would be satisfied for the condition to be discharged.

your sincerely
Angela Guy

Contaminated Land Officer
Housing and Public Protection Department
Tel: 01978 813722

>>> Angela Guy 02/11/2007 11:34 >>>
Dear Mr Lewis

Our records for the site indicate the following.

Due to the presence of made ground in the former quarry, a condition was placed on the planning permission for the residential development (P/2004/0778), which includes the above property, requiring the developer to carry out contamination investigation works. It is a statutory requirement to comply with the planning condition and as a result the developer is in the process of carrying out the required works.

Indications received by this Department suggest that the required works are almost completed. Furthermore, this Department is in receipt of some of the validation information for the site and this information is still being evaluated by a colleague of mine.

Following satisfactory completion of remediation works for the whole the residential development, including approval of the validation report, this Department will be able contact the Planning Department to make recommendations on the discharge of the planning condition.

It is this Department's aim to ensure that any site developed under the planning regime considers any potential contamination issues and ensures that it's development is suitable for use. As a result, it is not envisaged that sites where contamination issues have been dealt with through planning conditions (such as the site above) will need to be re-visited under Part IIA.

Since the above information did not take long to compile (< 15mins) no charge will be made for this search. Should you require any further information please do not hesitate to contact me again.

Yours sincerely
Angela Guy

Contaminated Land Officer
Housing and Public Protection Department
Tel: 01978 813722

>>> "Sarah Gill" <Sarah.Gill@wsw-law.com> 31/10/2007 16:09 >>>
Dear Ms Guy

We act for clients buying the above property. The associated planning permission is referenced LLR P/2004/778. The planning permission condition 10 required an approved plan of works for dealing with contamination issues. Can you establish whether this condition was complied with and further whether the validation report required was submitted.

Yours sincerely
Ian Lewis
Walker Smith Way

Sarah Gill

The Old Registry Tel : 01978 340 400
23 Chester Street Fax : 01978 340 430

Wrexham www.walkersmithway.com
<http://www.wsw-law.com/>

LL13 8BG

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MEMORANDUM

wrexham COUNCIL CYNGOR wrecsam

From: Chief Public Protection Officer **To: Chief Planning Officer**

Our Ref: P/2004/0778 **Your Ref: P/2004/0778**

Date: 6th August 2007

RE: Former Garth Brickworks. Trevor

Having received and reviewed data and information regarding contamination issues and the housing development at the former Garth Brickworks site, including the importation of topsoil, pleased be informed that the Planning Condition relating to contaminated land can now be discharged.

Chief Housing and Public Protection Officer

From: Steven Pye
To: internet:p.roberts@watkinjones.com
Date: 06/08/2007 09:03:15
Subject: Trevor Brickworks

Morning Paul, sent the attached last week but I think it failed. Top copy in post.
Regards
Steve

From: Steven Pye
To: internet:paul.roberts@watkinjones.co.uk
Date: 01/08/2007 08:18:55
Subject: Trevor Brickworks

Paul,
Have been going through the info and hope to finalise letter soon, however I understand from a call from the solicitor dealing with Plot 22 that a fax has been sent to them from the purchaser's solicitor saying that the contaminated land condition has been discharged. Is this correct?

Also I assume that turf was imported for creating the gardens rather than seeding. Can you please confirm.

Thanks.

Regards

Steve

From: Steven Pye
To: internet:paul.roberts@watkinjones.co.uk
Date: 01/08/2007 13:37:04
Subject: Trevor Brickworks

Paul,
Copy of letter attached, having spoken to the solicitor and all ok and turf issue not that crucial. Top copy in post.

Regards,

Steve

FILE COPY

Mr. Paul Roberts
Technical Manager
Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business park
St. Asaph
Denbighshire
LL17 0JA

WJH/PR/1041
SJP/P/2004/0778
1st August 2007
Steven J. Pye

Visit our website at/Ewch i'n gwefan:

www.wrexham.gov.uk

Dear Paul,

RE: Former Garth Brickworks, Trevor-Contaminated Land Planning Condition.

Further to our meeting and discussion on Monday 27th July 2007 I reviewed the additional information that you presented and offer the following comments.

It has now become somewhat clearer as to how and where the imported soils were deposited and used on site for establishing gardens. The list you presented allocates that, with respect to sub-soil, 12 plots received soils from the RL Davies source (Amec test report) whilst the remaining 28 plots and the public open space (POS) received soils from the WJC Elsmere Port site (CC Geo-technical report). Topsoil was placed on 13 plots and the POS from the Dandys source (own test reports) whilst the remaining 27 received soil from the Wrexham Technical Park source (Amec test report).

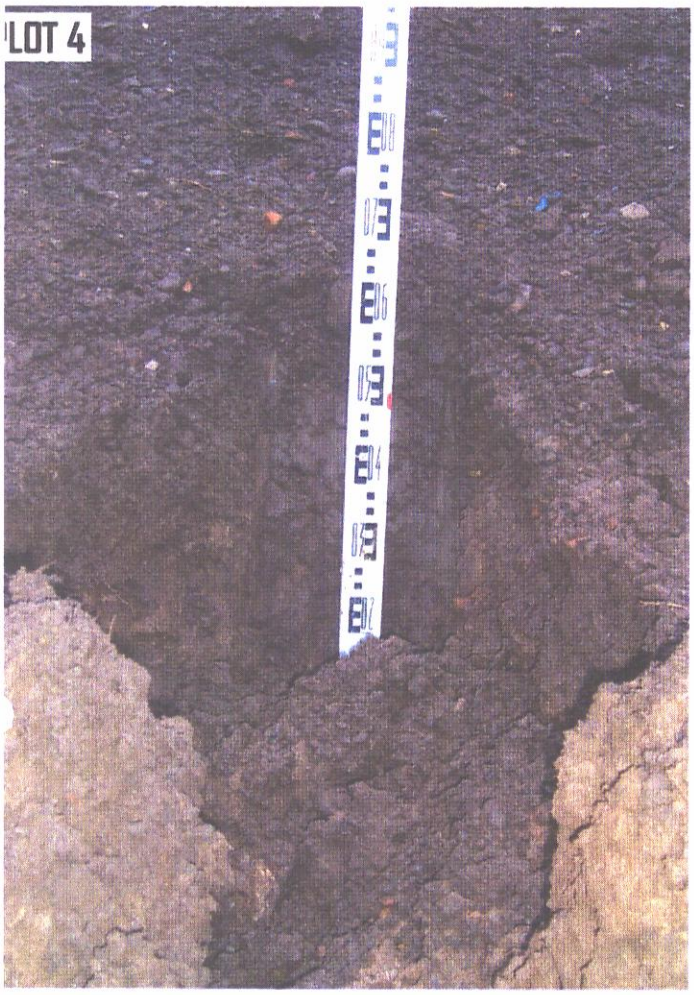
There is sufficient chemical analytical data within the test reports to demonstrate that the soils were "fit for purpose" with respect to (potential) contaminants within the materials and any possible impact upon human health from the use of garden areas or the POS. (Please note that our comments relate solely to contamination issues and do not necessarily apply to the materials with respect to them as plant growth media in general).

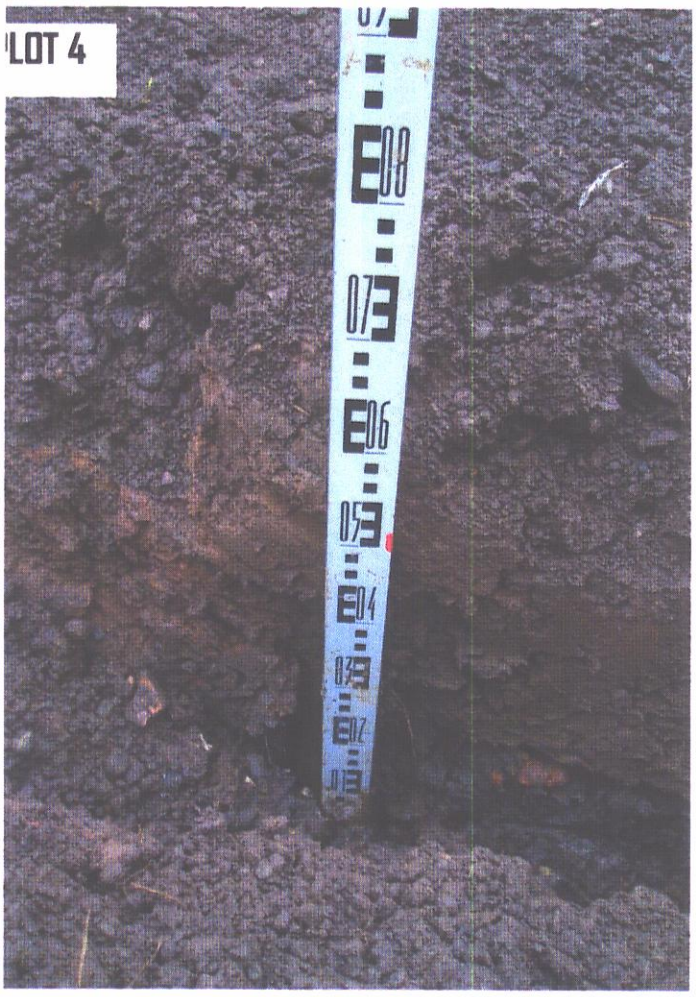
Given the foregoing comments we are satisfied that the planning condition can now be discharged and will inform the Planning Department accordingly.

Yours sincerely,

Steven J Pye

BUDDSODDWYR MEWN POBL
INVESTORS IN PEOPLE

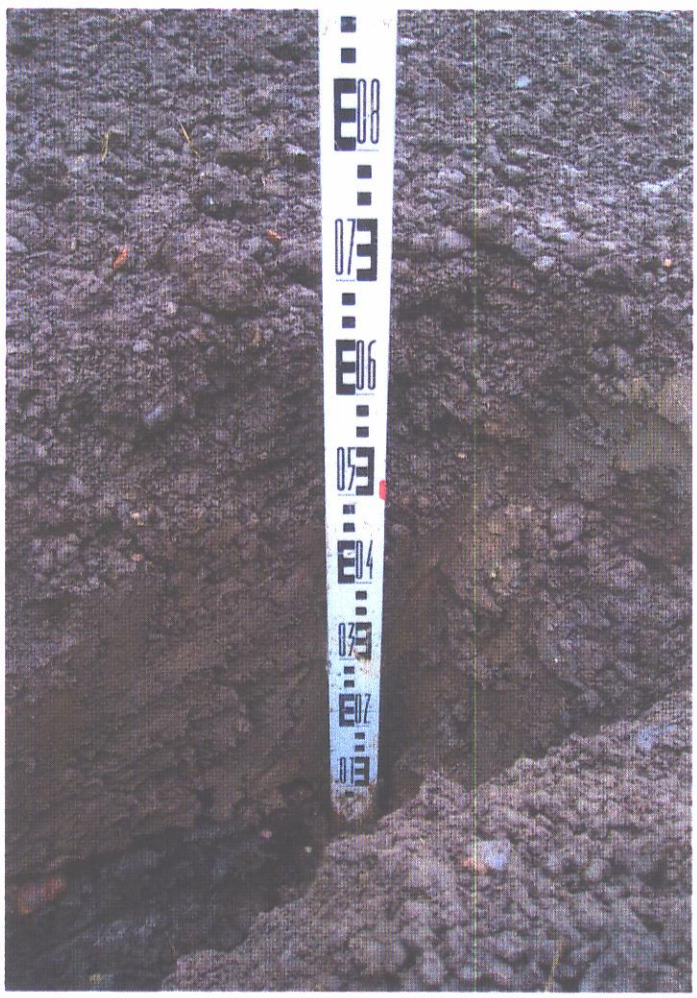


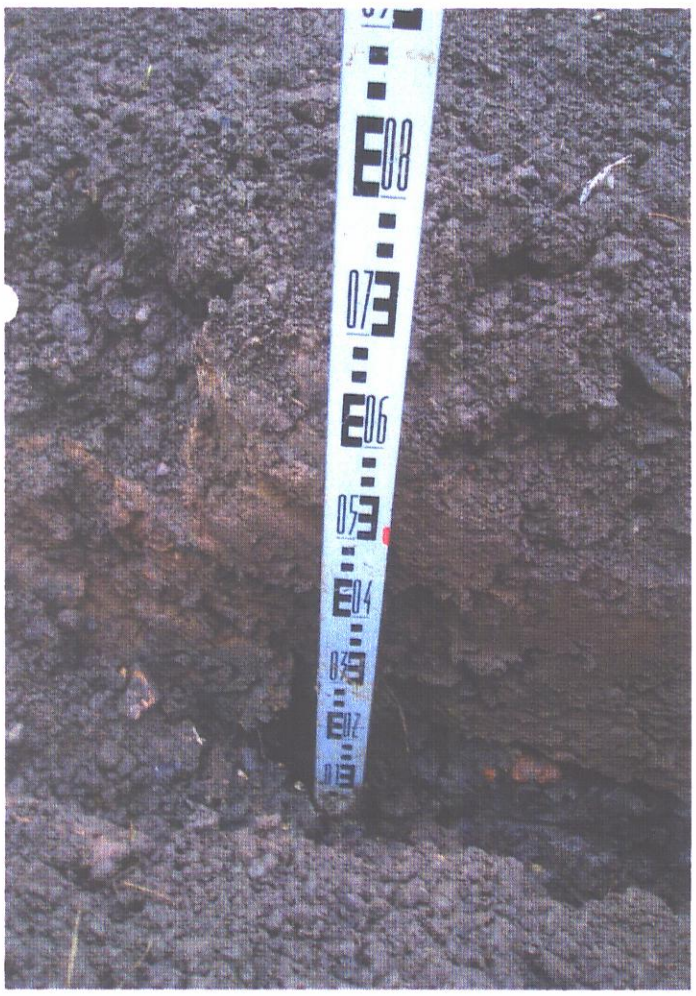


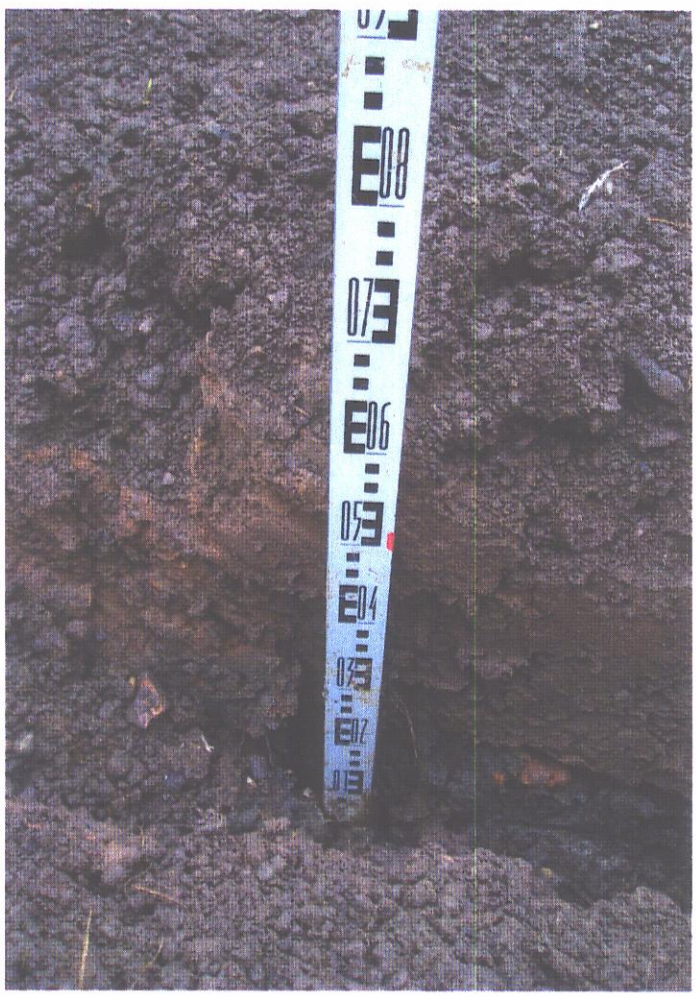
3+4

5+6













22 - 24

25 - 27









28 - 29

18 - 21

18-21









10

22-23 (FRONT)




PLANET HOLLYWOOD


08.07.2005 11:10

1



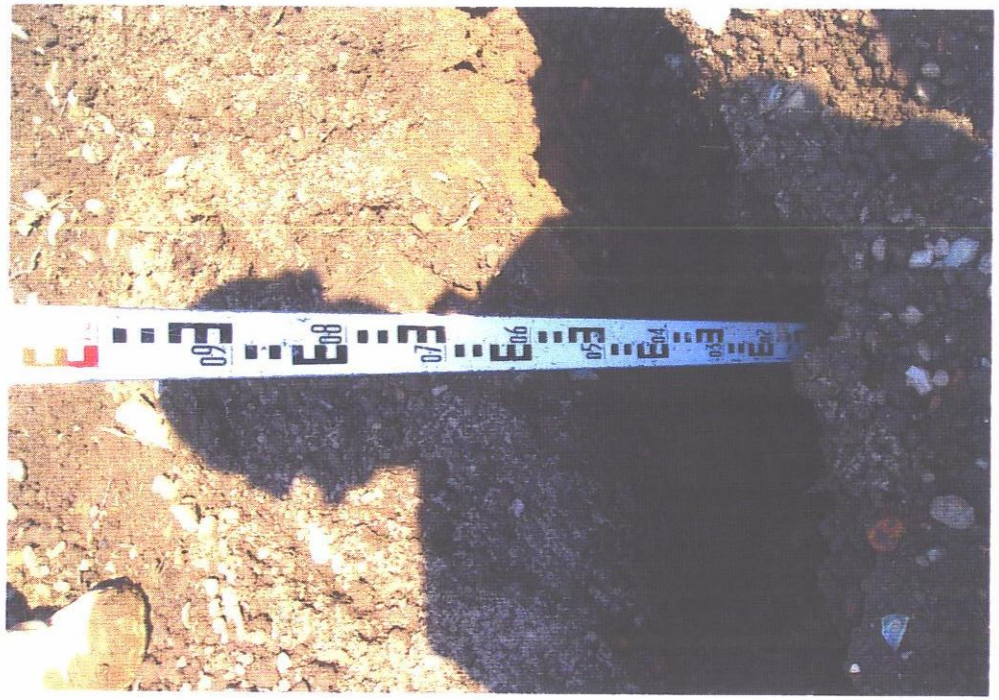
32







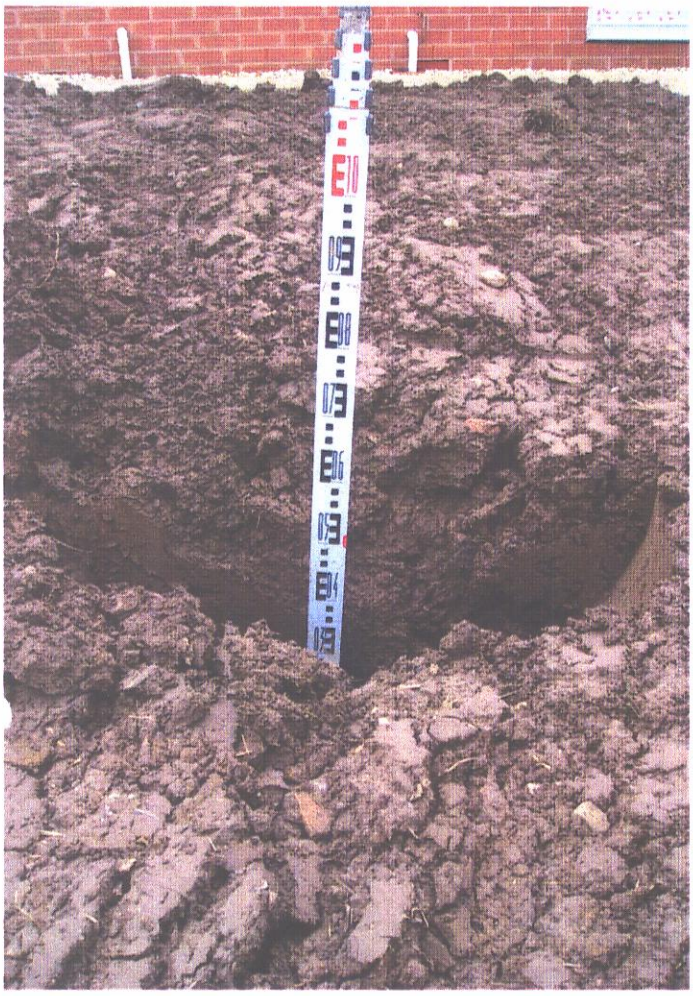
35 + 34

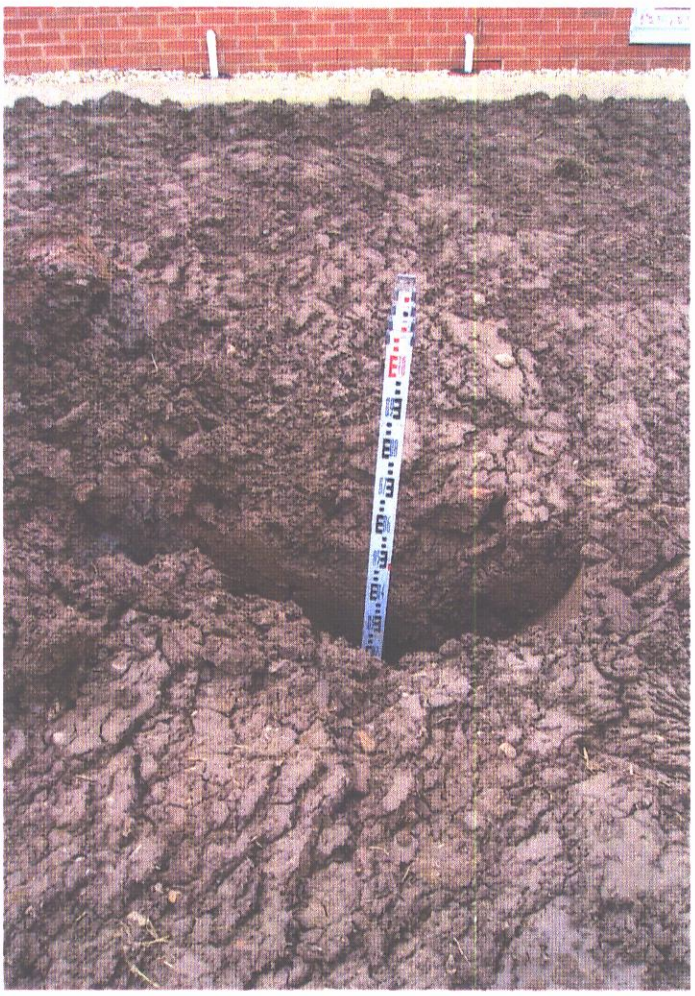






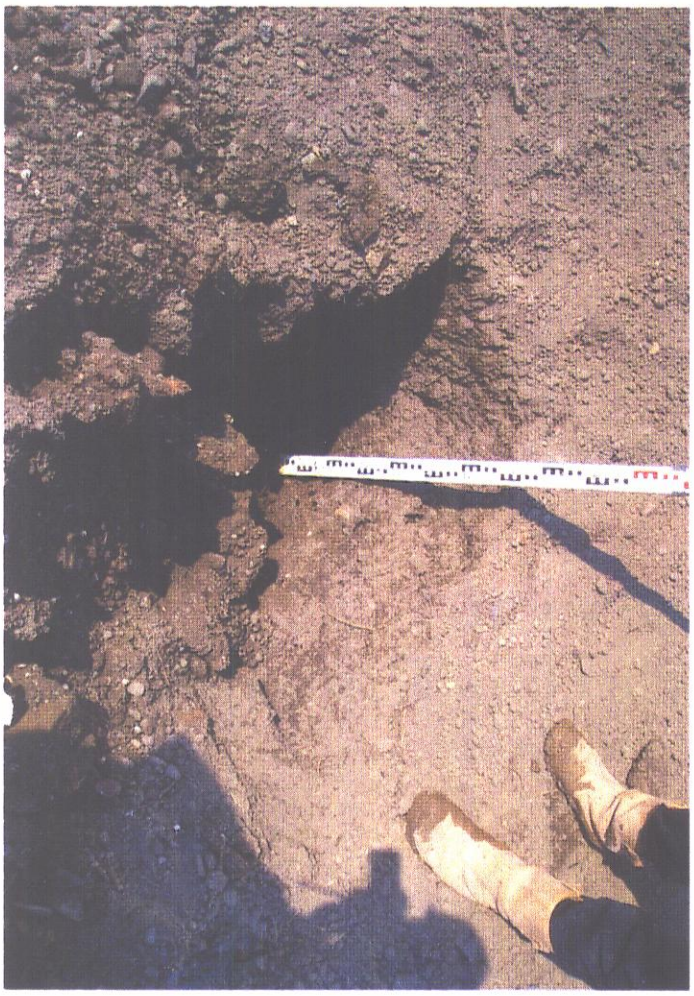
36 - 40





2,8.7

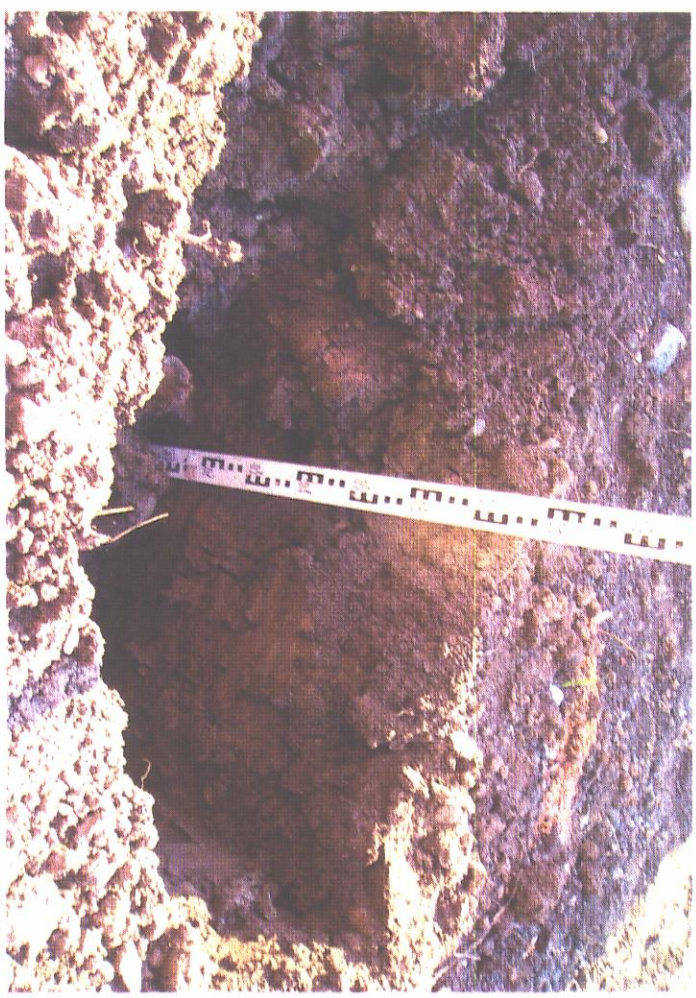
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9



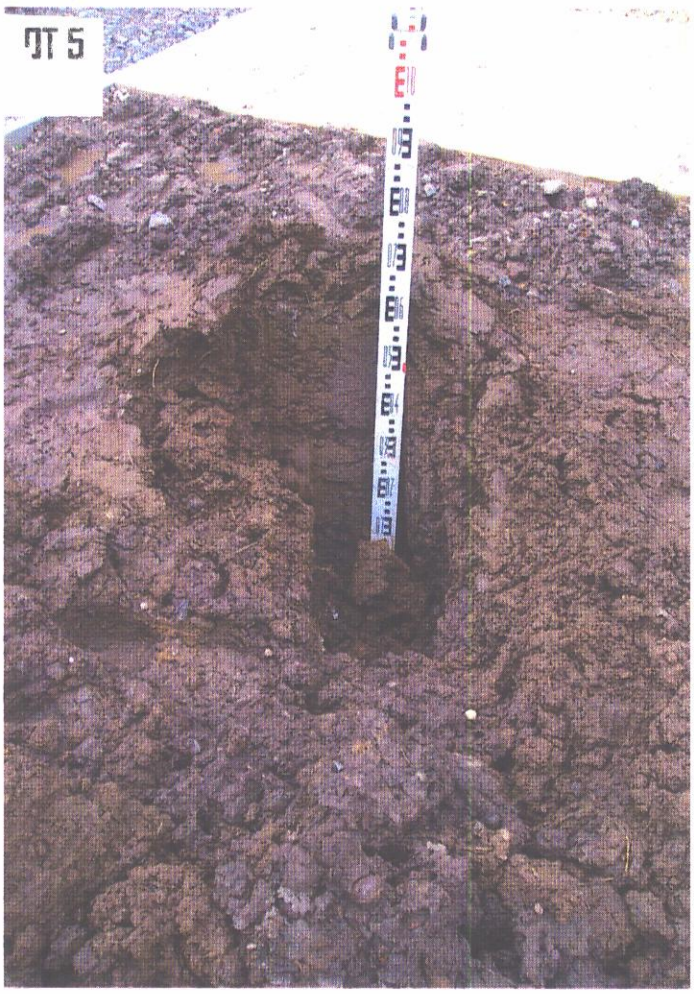




10 + 11

10+11









From: "Paul Roberts" <Paul.Roberts@WatkinJones.com>
To: <steven.pye@wrexham.gov.uk>
Date: 23/07/2007 11:44:20
Subject: Trevor Brickworks

Steven

I have just received your answer phone message regarding the above development. I am available to meet you at 3:30 on Wednesday if that's convenient? If you could send details of your new offices that would be ideal.

Many thanks

Regards,

Paul Roberts

Technical Manager

Watkin Jones Homes, St. Asaph

*: Office +44(0) 1745 538200

*: Direct Line +44(0) 1745 538163

*: Fax +44 (0) 1745 538204

*: paul.roberts@watkinjones.com

*: www.watkinjones.com <http://www.watkinjones.com/>

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From: Steven Pye
To: internet:paul.roberts@watkinjones.co.uk
Date: 23/07/2007 12:16:02
Subject: Fwd: Trevor Brickworks Meeting

Paul. 3.30pm on Wednesday 25th July will be fine. Attached are location details. Parking is a bit sparse but cars can be parked on road sides if no spaces are available.
Look forward to seeing you then. If any problems I can be contacted 01978 813724.

Regards,

CC: Angela Guy

From: "Paul Roberts" <Paul.Roberts@WatkinJones.com>
To: <steven.pye@wrexham.gov.uk>
Date: 20/07/2007 08:40:09
Subject: Trevor Brickworks - Llangollen

Steven

I refer to the above development and our previous telephone conversations. I am afraid that I have been off sick for the past couple of weeks so have been unable to resolve this with you. I understand that you have been discussing this with Juliet in my absence.

I have received your letter dated 16th July 2007 and it seems that you have not received our last letter sent to you on the 29th March which contained information concerning the remaining plots etc.

I am confident that we have all the information to satisfy your requirements. I think that a meeting is necessary at your earliest convenience to discuss this. I am available next week (except Tuesday all day and Wednesday morning) to come and meet you. I can bring in all information you require and answer any queries you may have.

Please let me know your thoughts.

Regards,

Paul Roberts

Technical Manager

Watkin Jones Homes, St. Asaph

*: Office +44(0) 1745 538200

*: Direct Line +44(0) 1745 538163

*: Fax +44 (0) 1745 538204

*: paul.roberts@watkinjones.com

*: www.watkinjones.com <http://www.watkinjones.com/>

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From: "Juliet Smith" <Juliet.smith@watkinjones.com>
To: <steven.pye@wrexham.gov.uk>
Date: 16/07/2007 16:53:12
Subject: RE: Former Brick Works, Trevor

Hi Steven,

I acknowledge receipt of your e-mail and letter.

Paul Roberts is back in work today and will be in touch with you in the next couple of days.

Kind Regards
Juliet

-----Original Message-----
From: steven.pye@wrexham.gov.uk [mailto:steven.pye@wrexham.gov.uk]
Sent: 16 July 2007 14:49
To: Juliet Smith
Subject: Former Brick Works, Trevor

Juliet,

Having reviewed the file info now held I have prepared a formal letter, copy attached.Whilst the condition cannot be discharged at the moment I'm sure that it is an issue that can resolved very shortly. I think that much, if not all the data and info may be held already, its just putting into a sensible format. I'd be pleased to discuss if you wish. As this section is moving offices tomorrow, I will be working away for the rest of the week (I also contract for Lancaster City Council) so it would be best to contact me on the mobile no, 079 1479 5060.

Regards,

Steve Pye

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Mae'r neges e-bost hon, ac unrhyw ffeil sydd ynghlwm wrthi, yn gyfrinachol ac fe'i bwriedir ar gyfer yr unigolyn neu'r sefydliad y cyfeiriwyd hi ato.

Os nad chi yw'r derbynnydd priodol ond eich bod wedi derbyn y neges e-bost hon trwy gamgymeriad, gwaherddir ei defnyddio,ei hanfon ymlaen, ei hargraffu a'i chopio a gofynnir i chi gysylltu a'r sawl a'i hanfonodd a dileu'r deunydd o bob cyfrifiadur os gwelwch yn dda.

Dealler nad yw Cyngor Bwrdeistref Sirol Wrecsam yn rhoi nac yn cymeradwyo barn, casgliadau a gwybodaeth arall sydd yn y neges hon nad yw'n ymwneud a'i fusnes swyddogol.

Mae'n bosibl y bydd gofyn i Gyngor Bwrdeistref Sirol Wrecsam gyhoeddi manylion unrhyw negeseuon e-bost neu ohebiaeth a dderbynia, dan delerau Deddf Rhyddid Gwybodaeth 2000.

Ceidw'r Cyngor yr hawl i fonitro negeseuon e-bost a anfonir ac a dderbynnir.

Tra gwnawn bob ymdrech i gadw'n rhwydwaith yn rhydd o feirysau, dylech sicrhau bod y neges e-bost hon ac unrhyw atodiadau'n rhydd o feirysau,

gan nad oes modd i ni dderbyn cyfrifoldeb am unrhyw feirws cyfrifiadurol a drosglwyddir ganddynt.

****
****

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Cyngor Bwrdeistref Sirol Wrecsam yw enillwyr Gwefan Gymraeg SPIN/SOCITM y Flwyddyn 2006

Am wybodaeth bellach ewch i http://www.wrexham.gov.uk

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CC: "Paul Roberts" <Paul.Roberts@WatkinJones.com>, "Eric Pritchard" <eric.pritchard@WatkinJones.com>

From: "Juliet Smith" <Juliet.smith@watkinjones.com>
To: <steven.pye@wrexham.gov.uk>
Date: 11/07/2007 16:52:53
Subject: Trevor Brickworks, Site Layot

Hi Steven,

Here's the site layout you require. Hope this helps you. I know it's hard to read as it's A4 but you can zoom in or photocopy onto A3 which may make it easier to see the plots.

Speak soon.

Kind Regards,
Juliet

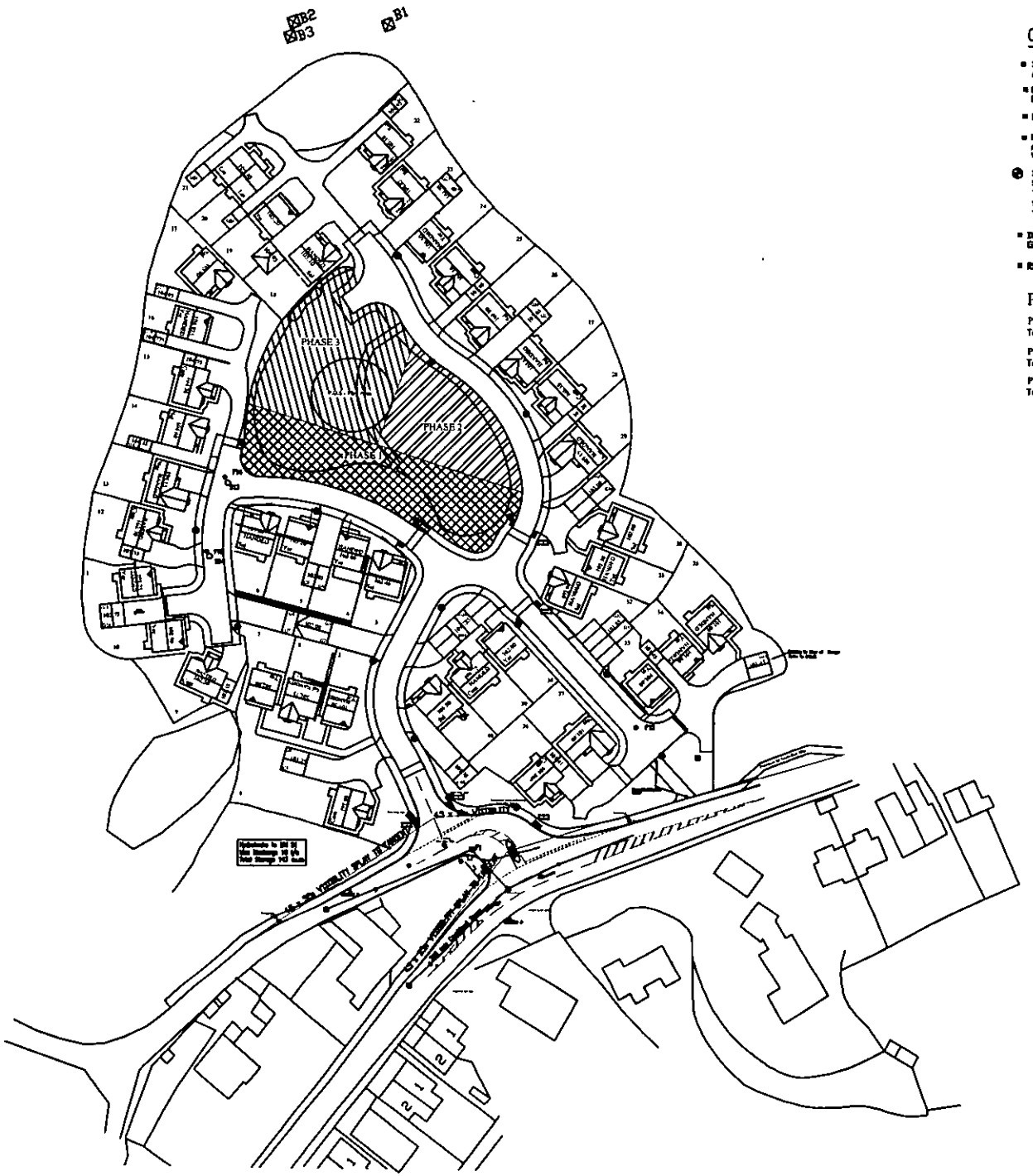
Juliet Smith
Watkin Jones Homes
Secretary to Eric Pritchard/Technical Administrator
Matthew House, Llys Edmund Prys,
St. Asaph Business Park,
St. Asaph, Denbighshire LL17 0JA
*Switchboard: 01745 538200
*DDI: 01745 538164
*Fax: 01745 538204
* Email: Juliet.Smith@watkinjones.com
<mailto:Juliet.Smith@watkinjones.com>
P Cysidrwch yr amgylchedd - oes angen i chi printio'r e-bost yma? /
Consider the environment - do you really need to print this email?

From: Dale Beck
Sent: 11 July 2007 13:23
To: Juliet Smith
Subject: Trevor Brickworks, Site Layot

Please find attached as requested.

Kind Regards,
Dale Hope Beck
Technical Trainee Officer

Watkin Jones Homes, St Asaph
Tel: 01745 538200
Direct Dial: 01745 538271
Fax: 01745 538204
Web: www.watkinjones.com <http://www.watkinjones.com>
Email: dale.beck@watkinjones.com



GENERAL NOTES

- SURFACE WATER AND FOUL DRAINAGE TO BE APPROVED BY WELSH WATER/DASTED
- CHANNEL DRAIN TO BE PROVIDED FOR EACH DRIVEWAY TO PREVENT SURFACE WATER RUN-OFF
- PCC EDGING AT POINT 1.8M FROM CARRIAGEWAY KERB LINE
- STREET LIGHTING SPECIFICATION
  AS general details to be in accordance with Wrexham County Council's Street Lighting Specification.
- ST LIGHTING POSITIONS - DESIGNED TO BS5489 PART 9/E
  5.0m HIGH GALVANISED STEEL COLUMNS
  THORN BETA FIVE 035 WATT SOX LAMPED SIDE ENTRY LANTERNS
  WITH PHOTOCELL, ISOLATOR, AND MAINS SUPPLY
  TEST CERTIFICATES AND AS BUILT TO BE PROVIDED
- DRIVEWAYS TO BE SUITABLY GRADED TO PREVENT VEHICULAR GROUNDING
- REFER TO LANDSCAPE DRAWING FOR FENCING AND SLAB LAYOUT

POS PHASING

PHASE 1
To be Complete before 3,4,5,6,14,27,28 and 29 are OCCUPIED

PHASE 2
To be Complete before 22,23,24,25 and 26 are OCCUPIED

PHASE 3
To be Complete before the remainder of plots are OCCUPIED

REV. Y	UNDERBUILD RESUBMIT ADDED TO PLOT 6 33	MAY 06
REV. X	FALLS AMENDED TO DRIVES 19-23	APR 06
REV. W	HH F7 POSITION AMENDED	FEB 06
REV. V	PHASE 2 DRAINAGE AMENDED	FEB 06
REV. U	PHASE 2 AMENDED, PLOT LEVELS AMENDED	JAN 06
REV. T	SERVICE STRIP AMENDED TO PLOT 37,3, 39 & 33	DEC 05
REV. S	EOG POSITION AMENDED, POS PHASING ADDED	OCT 05
REV. R	LEVELS & DRAINAGE TO DRIVE 30 ADDRESSED	SEP 05
REV. Q	PLOT 35 GARAGE POSITION AMENDED	AUG 05
REV. P	SERVICE STRIP AMENDED/GIVE WAY SIGN ADDED TO ENTRANCE, FOOTPATH LINK WIDTH EXTENDED GARAGE PLOT 35 POSITION AMENDED	JUL 05
REV. O	TURNING HEAD AMENDED	JULY 05
REV. N	SVs REPOSITIONED, EOG ADDED	JUNE 05
REV. M	GARAGE PLOT 24 RE-POSITIONED	MAY 05
REV. L	SW OUTFALL AMENDED	MAY 05
REV. K	TACTILES TO ENTRANCE REPOSITIONED	APR 05
	Min. HGV ROAD GULLIES ADDED	
REV. J	FOOTPATH TO ENTRANCE ADDED	APR 05
	EXISTING LP RELOCATION POINTS INCLUDED	
REV. H	SW OUTFALL AMENDED TO LEVELS	FEB 05
REV. G	OUTFALLS AMENDED	FEB 05
REV. F	NOTES ADDED	FEB 05
REV. E	GENERAL HIGHWAY AMENDMENTS	FEB 05
REV. D	PLOT + GARAGE NUMBERS ADDED	FEB 05
REV. C	GARAGE LEVELS ADDED, ACO DRAINS	JAN 05
REV. B	PLOT DRAINAGE & ST LIGHTING ADDED	DEC 04
REV. A	PLOT ADDED, BOUNDARY AMENDED	NOV 04

BRIARCROFT
Projects
81 Hall Lane, Maghull, Merseyside, L31 3ED

DRAWING
ENGINEERING LAYOUT

PROJECT
TREVOR BRICKWORKS

SCALE 1/1250		DRAWING No.
DATE NOV 04		BP/BW/01
DRAWN	REV.	

Notes

1. ALL SITE STAFF, SUB-CONTRACTORS, SUPPLIERS OR ANY OTHER PERSON WHO MAY REASON TO REFER TO THIS DRAWING FOR REASON OF SUPPLY, CONSTRUCTION OR PRICING MUST TAKE INTO ACCOUNT THE CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015 IF ANY MATERIAL OR INSTALLATION REFERRED TO ON THIS DRAWING IS CONTRARY TO THESE REGULATIONS WATSON JONES MUST BE ADVISED IMMEDIATELY.
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Test Data

6-4-05 Subsoil

T/S 24-6-05

? ?



Letters

0 Report.

Analysis S- subsoil

T- topsoil

GENERAL NOTES

- SURFACE WATER AND FOUL DRAINAGE TO BE APPROVED BY WELSH WATER/DARTIED
- CHANNEL DRAIN TO BE PROVIDED FOR EACH DRIVEWAY TO PREVENT SURFACE WATER RUN-OFF
- PCC EDGING AT POINT 1.8M FROM CARRIAGEWAY KERB LINE
- STREET LIGHTING SPECIFICATION
  All general details to be in accordance with Wrexham County Council's Street Lighting Specification.
- ST LIGHTING POSITIONS - DESIGNED TO BS5489 PART 3/2
  5.0m HIGH GALVANISED STEEL COLUMNS
  THORN BETA FIVE 035 WATT SOX LAMPS SIDE ENTRY LANTERNS
  WITH PHOTOCELL, ISOLATOR, AND MARKED SUPPLY
  TEST CERTIFICATES AND AS BUILT TO BE PROVIDED.
- DRIVEWAYS TO BE SUITABLY GRADED TO PREVENT VEHICULAR GROUNDING
- REFER TO LANDSCAPE DRAWING FOR FENCING AND SLAB LAYOUT

POS PHASING

PHASE 1
To be Complete before 3,4,5,6,14,27,28 and 29 are OCCUPIED

PHASE 2
To be Complete before 22,23,24,25 and 26 are OCCUPIED

PHASE 3
To be Complete before the remainder of plots are OCCUPIED

REV. Y	UNDERBUILD REQUIRMENT ADDED TO P22 & 23	MAY 06
REV. X	FALLS AMENDED TO DRIVES 29-23	APR 06
REV. W	MH F7 POSITION AMENDED	FEB 06
REV. V	PHASE 2 DRAINAGE AMENDED	FEB 06
REV. U	PHASE 2 AMENDED, PLOT LEVELS AMENDED	JAN 06
REV. T	SERVICE STRIP AMENDED TO PLOT 37,9, 10 & 11	OCT 05
REV. S	S33 POSITION AMENDED, POS PHASING ADDED	OCT 05
REV. R	LEVELS & DRAINAGE TO DRIVE 35 ADDRESSED	SEP 05
REV. Q	PLOT 35 GARAGE POSITION AMENDED	AUG 05
REV. P	SERVICE STRIP AMENDED/GIVE WAY SIGN ADDED TO ENTRANCE, FOOTPATH LINK WIDTH EXTENDED GARAGE PLOT 35 POSITION AMENDED.	JUL 05
REV. O	TURNING HEAD AMENDED	JULY 05
REV. N	S3a REPOSITIONED, S3b ADDED	JUNE 05
REV. M	GARAGE PLOT 34 RE-POSITIONED	MAY 05
REV. L	SW OUTFALL AMENDED	MAY 05
REV. K	TACTILES TO ENTRANCE REPOSITIONED 8no. NEW ROAD GULLIES ADDED	APR 05
REV. J	FOOTPATH TO ENTERANCE ADDED	APR 05
	EXISTING LP RELOCATION POINTS INCLUDED	
REV. H	SW OUTFALL AMENDED TO LEVELS	FEB 05
REV. G	OUTFALLS AMENDED	FEB 05
REV. F	NOTES ADDED	FEB 05
REV. E	GENERAL HIGHWAY AMENDMENTS	FEB 05
REV. D	PLOT + GARAGE NUMBERS ADDED	FEB 05
REV. C	GARAGE LEVELS ADDED, ACO DRAINS	JAN 05
REV. B	PLOT DRAINAGE & ST LIGHTING ADDED	DEC 04
REV. A	PLOT ADDED, BOUNDARY AMENDED	NOV 04

BRIARCROFT
Projects
81 Hall Lane, Maghull, Merseyside, L31 3ED

DRAWING
ENGINEERING LAYOUT

PROJECT
TREVOR BRICKWORKS

SCALE	NTS	DRAWING No.
DATE	NOV 04	BP/BW/01
DRAWN	REV. Y	

PLOTS

450 nm sub
150 tol

7/2/06 (visit 27-1-06) 3 4 7 8 + POS

17-5-06 (visit 11-5-06) 26 27 28 29, (11, 12, 13 already sub?)

23-3-06 (day of visit 5, 6,

31-8-06 (visit 3-8-06) 22, 23, 24, 25, 14, 15

20-4-06 (day of visit 9, 10,

31-8-06 (visit 9-10-06) 30, 31, (22, 23)

visit
27-1-06 3, 4, 7, 8, ~~26, 27, 28, 29, 11, 12, 13~~
23-3-06 5-6
20-4-06 9, 10
11-5-06 26 27 28 29 11, 12 13
3-8-06, 22 23 24 25 14-15
9-10-06 30, 31

From: Steven Pye
To: internet:juliet.smith@watkinsjones.com
Date: 11/07/2007 12:17:28
Subject: Trevor brickworks

Juliet,

Am going through the info you sent. Can you please confirm the total number of plots at the site and is there an A4 plan showing the development layout that could be emailed or faxed trough as I think the one in our file is not the final version.
Thanks.
Steve
FAX 01978 297049.

Ms Juliet Smith
Watkin Jones Homes
Matthew House,
Llys Edmund Prys,
St Asaph Business Park,
St Asaph,
Denbighshire
LL17 0JA

Your Ref
SJP/LB
06/07/07 ~~15 November 2007~~
Steven J Pye
01978 297052

Visit our website at/Ewch i'n gwefan:
www.wrexham.gov.uk

Dear Juliet

RE: Development at Former Garth Brick Works, Trevor.

Further to our recent correspondences, I have reviewed the data and information held on our file and would offer the following comments as regards validation reporting and discharge of the planning condition concerning contaminated land.

Firstly, you may or may not be aware that a Site Remediation Strategy was formulated by egniol on behalf of Watkins Jones and submitted to ourselves on 3rd December 2004. Section 5 concerned Validation Testing and stated the following-

Trevor Brick Works, Llangollen – Site Remediation Strategy

5. Validation Testing

5.1 All activities associated with remediation of the site will be subject to a programme of monitoring and validation.

Monitoring – Will be undertaken by the 'contractor' and will involve the preparation of a file on all site activities and works associated with remediation. This will include drawings, records, delivery records, measurements, photographs site diaries, minutes of meetings, progress charts, details of variations, monitoring records and any other documented evidence of site works connected with the remediation scheme.

Validation - Will be undertaken by and 'independent third party' and will involve the preparation of a file on site remediation works and the monitoring and checking of those works. The monitoring and checking will typically involve a 'construction quality assurance' activity including the collection and analysis of samples of materials, the checking of thicknesses and extent of capping materials, material quality analysis and the confirmation that works have been carried out in accordance with the specification.

A set of documents was submitted to us by Paul Roberts with a covering dated 1st August 2006. We have previously responded with comments but to reiterate, the data and information was not set out in a clear and easily read/understood format. A series of black and white copies of photos of garden areas were very difficult to interpret, with no clear indication as to which plots were referred to.

The documents included four sets of analytical data for soils which apparently related to a) sub soil used for plots 1-4, 7, 8, 32, 34-40. (1 sample had arsenic and lead levels exceeding the risk criteria for residential gardens with plant uptake); b) top soil on plots 3, 4,7, 8; c) soils used on plots 1,2, 32, 34-40, which is assumed to be top soil; d) a letter to Watkins Jones dated 13/6/06 presenting results for soil samples from Wrexham Technology Park and on which it was written "Plots 11(-?) to be used for all remaining sites. A copy of a site investigation report for a site in Ellesmere Port was also submitted and included analytical results. However it is not at all clear as to the relevance of this document or the data it contains.

The six letters issued by Ian Farmer Associates cover the inspection of a series of named garden plots and each refers to "no visual or olfactory evidence of hydrocarbon contamination" however there is no analytical data or on-site testing results to confirm these statements.

Having cross correlated the data and information, it would appear that there is a lack of information for certain garden plots, with no data/comments at all relating to nos. 16-21 and only the Ian Farmer letters relating to 14, 15, & 22-31. Conversely, there only seems to be soil analytical data directly relating to plots 1-4, 7, 8, 32, & 34-40.

Under the circumstances, we do not feel that we are currently in a position to advise WCBC Planning Department that the contaminated land condition can be discharged. On the one hand, there would appear to have been appropriate data and information acquired, perhaps even for soils used on all plots, however it has not been presented in a format that clearly and comprehensively demonstrates the depths of soils spread together with a summary of the corresponding analytical data relating to both sub soil and top soils together and a comparison to the relevant risk assessment criteria that properly justifies the use of these materials.

We will of course be happy to discuss any points arising.

Yours sincerely,

Steven J. Pye

Trevor Brickworks)

C. Photos for 5+6; 3+4 ? doesn't quite correlate
10+11, 2, 8, 7 — 1, 9, 10, 11
31-40 35+34 22-23 18-21

22-24?? gravel? 25-29 + human health risk.

NB — only comment on contaminate NOT general plant growth quality i.e. as a growth medium

Were plots turfed??

Sub-Soil — 12 plots RL Davies
1 POS WJC Elsmere port.
28

Top soil — Dodys 13
: Wrose Tech Park 27
Dodys POS

NB - POS = resident not relevant NO CAC "residential no plot updates"
: Garden areas —

Remediation -Trevor Brickworks, Llangollen
Soil Cart-in Log - SUB SOIL

Plot No.	History of Material	Depth (approx.):	Delivery Date:	Ticket No.	Test Report Received (Ref):	Photographic Evidence	Validation Report Sent to NHBC
1	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
2	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
3	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
4	WJC ELSMERE PORT	450mm			CC geo Technical 05/3292	Y	Approved
5	WJC ELSMERE PORT	450mm			CC geo Technical 05/3293	Y	Approved
6	WJC ELSMERE PORT	450mm			CC geo Technical 05/3294	Y	Approved
7	WJC ELSMERE PORT	450mm			CC geo Technical 05/3295	Y	Approved
8	WJC ELSMERE PORT	450mm			CC geo Technical 05/3296	Y	Approved
9	WJC ELSMERE PORT	450mm			CC geo Technical 05/3297	Y	Approved
10	WJC ELSMERE PORT	450mm			CC geo Technical 05/3298	Y	Approved
11	WJC ELSMERE PORT	450mm			CC geo Technical 05/3299	Y	Approved
12	WJC ELSMERE PORT	450mm			CC geo Technical 05/3300	Y	Approved
13	WJC ELSMERE PORT	450mm			CC geo Technical 05/3301	Y	Approved
14	WJC ELSMERE PORT	450mm			CC geo Technical 05/3302	Y	Approved
15	WJC ELSMERE PORT	450mm			CC geo Technical 05/3303	Y	Approved
16	WJC ELSMERE PORT	450mm			CC geo Technical 05/3304	Y	Approved
17	WJC ELSMERE PORT	450mm			CC geo Technical 05/3305	Y	Approved
18	WJC ELSMERE PORT	450mm			CC geo Technical 05/3306	Y	Approved
19	WJC ELSMERE PORT	450mm			CC geo Technical 05/3307	Y	Approved
20	WJC ELSMERE PORT	450mm			CC geo Technical 05/3308	Y	Approved
21	WJC ELSMERE PORT	450mm			CC geo Technical 05/3309	Y	Approved
22	WJC ELSMERE PORT	450mm			CC geo Technical 05/3310	Y	Approved
23	WJC ELSMERE PORT	450mm			CC geo Technical 05/3311	Y	Approved
24	WJC ELSMERE PORT	450mm			CC geo Technical 05/3312	Y	Approved
25	WJC ELSMERE PORT	450mm			CC geo Technical 05/3313	Y	Approved
26	WJC ELSMERE PORT	450mm			CC geo Technical 05/3314	Y	Approved
27	WJC ELSMERE PORT	450mm			CC geo Technical 05/3315	Y	Approved
28	WJC ELSMERE PORT	450mm			CC geo Technical 05/3316	Y	Approved
29	WJC ELSMERE PORT	450mm			CC geo Technical 05/3317	Y	Approved
30	WJC ELSMERE PORT	450mm			CC geo Technical 05/3318	Y	Approved
31	WJC ELSMERE PORT	450mm			CC geo Technical 05/3319	Y	Approved
32	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
33	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
34	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
35	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
36	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
37	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
38	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
39	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
40	RL DAVIES	450mm			Amec - 1745 - J990	Y	Approved
POS	WJC ELSMERE PORT	450mm			CC geo Technical 05/3293	Y	Approved

Remediation -Trevor Brickworks, Llangollen
Soil Cart-in Log - TOP SOIL

Plot No.	History of Material	Depth (approx.):	Delivery Date:	Ticket No.	Test Report Received (Ref):	Photographic Evidence (Ref):	Validation Report Sent to NHBC
1	DANDY'S	150mm	05.08.05 x 1	49522	05/13260/02/01		Approved
2	DANDY'S	150mm	05.08.05 x 2	49523	05/13260/02/01		Approved
3	Wrexham Tech Park	150mm			AMEC 13th June 2006		Approved
4	Wrexham Tech Park	150mm			AMEC 13th June 2007		Approved
5	Wrexham Tech Park	150mm			AMEC 13th June 2008		Approved
6	Wrexham Tech Park	150mm			AMEC 13th June 2009		Approved
7	Wrexham Tech Park	150mm			AMEC 13th June 2010		Approved
8	Wrexham Tech Park	150mm			AMEC 13th June 2011		Approved
9	DANDY'S	150mm			05/13260/02/01		Approved
10	DANDY'S	150mm			05/13260/02/02		Approved
11	Wrexham Tech Park	150mm			AMEC 13th June 2006		Approved
12	Wrexham Tech Park	150mm			AMEC 13th June 2007		Approved
13	Wrexham Tech Park	150mm			AMEC 13th June 2008		Approved
14	Wrexham Tech Park	150mm			AMEC 13th June 2009		Approved
15	Wrexham Tech Park	150mm			AMEC 13th June 2010		Approved
16	Wrexham Tech Park	150mm			AMEC 13th June 2011		Approved
17	Wrexham Tech Park	150mm			AMEC 13th June 2012		Approved
18	Wrexham Tech Park	150mm			AMEC 13th June 2013		Approved
19	Wrexham Tech Park	150mm			AMEC 13th June 2014		Approved
20	Wrexham Tech Park	150mm			AMEC 13th June 2015		Approved
21	Wrexham Tech Park	150mm			AMEC 13th June 2016		Approved
22	Wrexham Tech Park	150mm			AMEC 13th June 2017		Approved
23	Wrexham Tech Park	150mm			AMEC 13th June 2018		Approved
24	Wrexham Tech Park	150mm			AMEC 13th June 2019		Approved
25	Wrexham Tech Park	150mm			AMEC 13th June 2020		Approved
26	Wrexham Tech Park	150mm			AMEC 13th June 2021		Approved
27	Wrexham Tech Park	150mm			AMEC 13th June 2022		Approved
28	Wrexham Tech Park	150mm			AMEC 13th June 2023		Approved
29	Wrexham Tech Park	150mm			AMEC 13th June 2024		Approved
30	Wrexham Tech Park	150mm			AMEC 13th June 2025		Approved
31	Wrexham Tech Park	150mm			AMEC 13th June 2026		Approved
32	DANDY'S	150mm	27.09.05	00534	05/13260/02/01		Approved
33	DANDY'S	150mm	28.09.05, 14/10/05	00536, 01074	05/13260/02/01		Approved
34	DANDY'S	150mm	20.09.05/10.08.05	50792/4962	05/13260/02/01		Approved
35	DANDY'S	150mm	20/09/05, 14/10/05, 15/10/05	1074, 50792, 49594	05/13260/02/01		Approved
36	DANDY'S	150mm	8/09/05, 9/09/05,12/09/05	49523/49130	05/13260/02/01		Approved
37	DANDY'S	150mm	18/07/05,15/08/05, 08/09/05,	49594/49072	05/13260/02/01		Approved
38	DANDY'S	150mm					Approved
39	DANDY'S	150mm					Approved
40	DANDY'S	150mm					Approved

From: "Juliet Smith" <Juliet.smith@watkinjones.com>
To: <steven_pye@wrexham.gov.uk>
Date: 10/07/2007 10:03:01
Subject: FW: Garth Brickworks

Hi Steven,

APPLICATION: P/2004/0778 - Trevor Brickworks, Trevor, Nr Llangollen

Further to our recent conversations, in Paul Roberts' absence.

Please find attached validation letters from Michell Hirst the Senior Engineering Geologist at Ian Farmers Associates.

Is there any further information you require from me?

Please advise at your earliest convenience.

Thanks
Juliet

Juliet Smith
Watkin Jones Homes
Secretary to Eric Pritchard/Technical Administrator
Matthew House, Llys Edmund Prys,
St. Asaph Business Park,
St. Asaph, Denbighshire LL17 0JA
*Switchboard: 01745 538200
*DDI: 01745 538164
*Fax: 01745 538204
* Email: Juliet.Smith@watkinjones.com
<mailto:Juliet.Smith@watkinjones.com>
P Cysidrwch yr amgylchedd - oes angen i chi printio'r e-bost yma? /
Consider the environment - do you really need to print this email?

From: Michelle Hirst [mailto:michelle.hirst@ifawarrington.co.uk]
Sent: 09 July 2007 11:57
To: Juliet Smith
Subject: Garth Brickworks

Juliet

Please find attached validation letters.

Regards

Michelle Hirst
Senior Engineering Geologist
michelle.hirst@ifawarrington.co.uk
****
17 Rivington Court
Hardwick Grange
Woolston
Warrington

Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
Denbighshire
LL17 0JA

MLH W05/4835
7th February 2006

FOR THE ATTENTION OF: Mr Paul Roberts

RE: TREVOR BRICKWORKS, LLANGOLLEN

Dear Sir

I can confirm that I visited the above site on the 27th January 2006 to assess the remediation measures undertaken. With respect to Plots 3, 4, 7, 8 and the POS play area the formation level had been reduced for 450mm of subsoil and 150mm of topsoil to be added.

There was also no visual or olfactory evidence of hydrocarbon contamination encountered and thus it is unlikely that these areas would represent a significant risk to the end users.

We trust you find the above satisfactory, however should you have any queries please do not hesitate to contact us.

Regards

Michelle Hirst
Engineering Geologist

Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
Denbighshire
LL17 0JA

MLH W05/4835
23rd March 2006

FOR THE ATTENTION OF: Mr Paul Roberts

RE: TREVOR BRICKWORKS, LLANGOLLEN

Dear Sir

I can confirm that I visited the above site on the 23rd March 2006 to assess the remediation measures undertaken. With respect to Plots 5 and 6 the formation level had been reduced for 450mm of subsoil and 150mm of topsoil to be added.

There was also no visual or olfactory evidence of hydrocarbon contamination encountered and thus it is unlikely that these areas would represent a significant risk to the end users.

We trust you find the above satisfactory, however should you have any queries please do not hesitate to contact us.

Regards

Michelle Hirst
Senior Engineering Geologist

Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
Denbighshire
LL17 0JA

MLH W05/4835
20th April 2006

FOR THE ATTENTION OF: Mr Paul Roberts

RE: TREVOR BRICKWORKS, LLANGOLLEN

Dear Sir

I can confirm that I visited the above site on the 20th April 2006 to assess the remediation measures undertaken. With respect to Plots 9 and 10 the formation level had been reduced for 450mm of subsoil and 150mm of topsoil to be added.

There was also no visual or olfactory evidence of hydrocarbon contamination encountered and thus it is unlikely that these areas would represent a significant risk to the end users.

We trust you find the above satisfactory, however should you have any queries please do not hesitate to contact us.

Regards

Michelle Hirst
Senior Engineering Geologist

Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
Denbighshire
LL17 0JA

MLH W05/4835
17th May 2006

FOR THE ATTENTION OF: Mr Paul Roberts

RE: TREVOR BRICKWORKS, LLANGOLLEN

Dear Sir

I can confirm that I visited the above site on the 11th May 2006 to assess the remediation measures undertaken. With respect to Plots 26, 27, 28 and 29 the formation level had been reduced for 450mm of subsoil and 150mm of topsoil to be added. Plots 11, 12 and 13 had been reduced for the addition of 150mm of topsoil.

There was also no visual or olfactory evidence of hydrocarbon contamination encountered and thus it is unlikely that these areas would represent a significant risk to the end users.

We trust you find the above satisfactory, however should you have any queries please do not hesitate to contact us.

Regards

Michelle Hirst
Senior Engineering Geologist

Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
Denbighshire
LL17 0JA

MLH W05/4835
31st August 2006

FOR THE ATTENTION OF: Mr Paul Roberts

RE: TREVOR BRICKWORKS, LLANGOLLEN

Dear Sir

I can confirm that I visited the above site on the 3rd August 2006 to assess the remediation measures undertaken. With respect to Plots 22, 23, 24 and 25 the formation level had been reduced for 450mm of subsoil and 150mm of topsoil to be added. Plots 14 and 15 had been reduced for the addition of 150mm of subsoil and 150mm of topsoil.

There was also no visual or olfactory evidence of hydrocarbon contamination encountered and thus it is unlikely that these areas would represent a significant risk to the end users.

We trust you find the above satisfactory, however should you have any queries please do not hesitate to contact us.

Regards

Michelle Hirst
Senior Engineering Geologist

Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
Denbighshire
LL17 0JA

MLH W05/4835
31st August 2006

FOR THE ATTENTION OF: Mr Paul Roberts

RE: TREVOR BRICKWORKS, LLANGOLLEN

Dear Sir

I can confirm that I visited the above site on the 9th November 2006 to assess the remediation measures undertaken. With respect to Plots 30 and 31, 450mm of subsoil had been added, ready for the addition of 150mm of topsoil. At least 150mm of topsoil had been added onto a layer of subsoil in Plots 22 and 23.

There was also no visual or olfactory evidence of hydrocarbon contamination encountered and thus it is unlikely that these areas would represent a significant risk to the end users.

We trust you find the above satisfactory, however should you have any queries please do not hesitate to contact us.

Regards

Michelle Hirst
Senior Engineering Geologist

P/2006/0118 P/2004/0778.

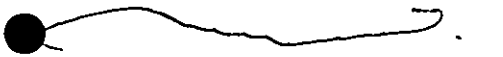
5/7/07.

Plot 22 →

Trevor Brickwork.

Juliette Smith. Eric.

01745 538164.



Plot 22 looking to Complete

Spoke to Juliette Smith. Advised her that we haven't received any val docs for plot 22 & that these need to be resent. Said we couldn't discharge condition until have info.

STEGGLES
Solicitors

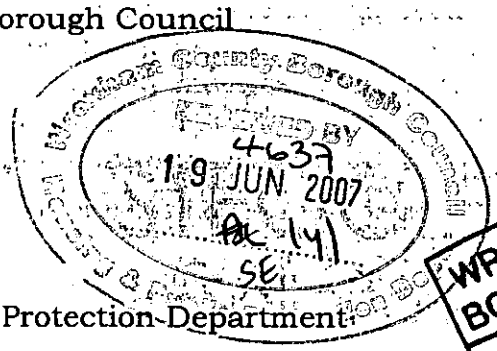
Our Ref: REH/VL/21507.2.4

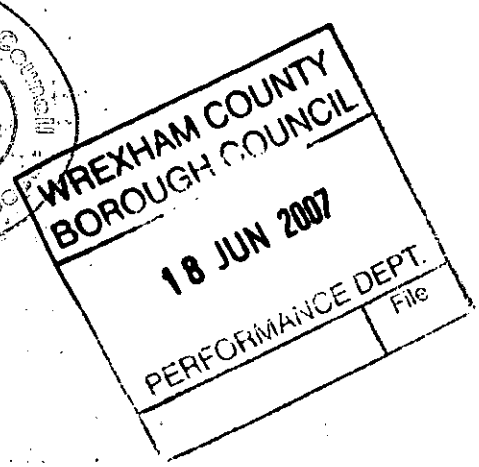
Your Ref:

Date: 15 June, 2007

Contact Mrs Heap

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY





For the attention of
The Environmental Protection Department.

Dear Sirs

Re. Plot 22, The Oaks, Trevor, Wrexham. LL20 7TX.

We have been instructed to act on behalf of the proposed purchaser of the above plot. We understand that the Property has been built on an old brickworks site and therefore as a result of this there was a potential contamination issue. We note that one of the reserved matters in the Planning Permission- Code Number LLRP/2004/0778, a copy of which we enclose herewith, stipulated that development was not to begin on site until a scheme to deal with potential contamination had been submitted to and approved by the Planning Authority. We should be grateful if you would please confirm compliance with this condition. Please also confirm that the land will not be designated under Part II (8) of the Environmental Protection Act 1990.

We look forward to hearing from you and thank you for you assistance.

Yours faithfully

STEGGLES

6 St John Street, Chester, CH1 1DA
☎ (01244) 311211 Fax (01244) 314966 (Not for service) **DX 19978 Chester, E-Mail : Steggles@Steggles.uk.com**

Community Legal Service

S J Clutton LL.B. C R Gauterin . R T Kinsey LL.B.
Associates: A J Clark (Licensed Conveyancer) R E Heap B.A. S V Lloyd B.A.
Consultants: J C Ball LL.B . E A Hoskins LL.B J C Ball LLB
This firm is regulated by the Law Society

Applicant	Watkin Jones & Son Ltd	**Code Number**	LLR P/2004/0778
Agent	Watkin Jones & Son Mr Eric Pritchard Unit 21 Llandegai Industrial Estate Bangor Gwynedd LL57 4YH	**Date Received**	14/06/2004
			21/03/2005
		Decision Date	

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

WATKIN JONES
22 MAR
Recei...
APPROVAL

ACTION	COPY
	EMP
	MD

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development hereby approved shall be commenced before 12.5.08.
2. Within 3 months of the date of this permission, details of a replacement wetland area in the southern part of the area edged blue as part of the application documents shall be submitted to the Local Planning Authority, until the details are approved in writing, no development shall be commenced on plots 7, 8, 9 and 10 as shown on the approved plans.
3. No part of the development shall be commenced until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.
5. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 4. The works shall be carried out:
   a) prior to the occupation of any part of the development;
   b) in accordance with the programme agreed with the Local Planning Authority;
   c) within 3 months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
6. The public amenity areas (POS) as shown on the approved plans shall be completed to a standard indicated in writing by the Local Planning Authority as suitable for adoption as Public Open Space prior to occupation of any dwelling erected on land immediately adjacent to those areas and shall thereafter be maintained to that standard for a maximum period of one year.
7. Before any dwellings are first occupied at the site, details shall be submitted to and approved by the Local Planning Authority, to confirm the timescales as to when the hatched areas will be fenced-off to prevent general public access.
8. Before the slabs for plots 21 to 27 are constructed, details of ground and tree management work to the area within the area edged blue on the application documents (shown on the location plan) shall be submitted to and approved by the Local

WATKIN JONES
22 MAR 2005
Rece...
ACTION | COPY

Applicant Watkin Jones & Son Ltd

Agent Watkin Jones & Son
Mr Eric Pritchard
Unit 21
Llandegai Industrial Estate
Bangor
Gwynedd
LL57 4YH

Code Number LLR P/2004/0778
Date Received 14/06/2004
21/03/2005
Decision Date

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

Planning Authority. The details as approved shall be fully implemented before those plots are first occupied.

9. Notwithstanding the approved plans, no development shall commence until full design details of the right hand turning lane, including a pedestrian refuge within the hatched area of the turning facility, have been submitted to and approved by the *Local Planning Authority. The scheme as approved shall be fully implemented before* any dwellings are first occupied on site.

10. Development shall not begin on site 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. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

Further advice on compliance with this condition may be otained by contacting the Council's Environmental Protection section on Wrexham 297041.

11. No development shall commence until a scheme for the provision and implementation of a surface water regulating system has been submitted to and approved in writing with the Local Planning Authority. The scheme as approved shall be implemented prior to the construction of any impermeable surfaces draining to the system unless otherwise agreed in writing with the Local Planning Authority. Any surface water generated from impermeable surfaces must be limited to the equivalent Greenfield rate for the site, in accordance with levels to be agreed with the Environment Agency.

12. No development works of any kind shall begin until the presence of a contracted archaeologist has been secured on-site according to the prescription set out in a curatorial design brief and approved by the Local Planning Authority. Access, at all reasonable times, should be given to this archaeologist to enable the observation and recording of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited at Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys. SY21 7DL (Tel. 01938 553670) within one month of the completion of the work.

13. A 2m wide footway shall be constructed to adoption standards across the full road frontage of the site, including the areas edged red and blue on the application documentation, in accordance with timescales to be agreed with the Local Planning Authority before development commences at the site and shall thereafter be retained clear of obstruction.

14. Before development commences at the site, details for a scheme for traffic calming for the internal estate roads shall be submitted to and approved by the Local

Applicant	Watkin Jones & Son Ltd		LLR P/2004/0778
Agent	Watkin Jones & Son Mr Eric Pritchard Unit 21 Llandegai Industrial Estate Bangor Gwynedd LL57 4YH		14/06/2004 21/03/2005

WATKIN JONES
22 MAR 2005
Received

ACTION	COPY

Code Number
Date Received
Decision Date

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

Planning Authority. The scheme as approved shall be implemented in a progressive way, in accordance with details to be agreed.

15. Land shall be safeguarded along the Llangollen Road frontage of the site for the provision of lay-by in accordance with details to be submitted in connection with condition 9 above.

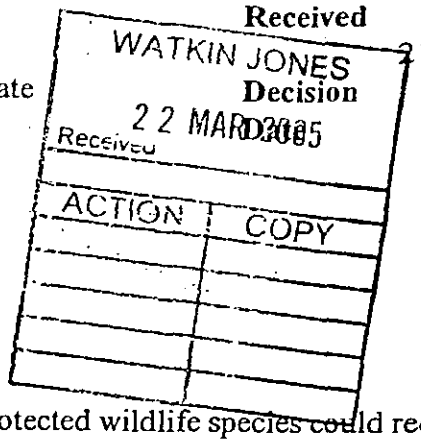
16. Further details of the hammerheads within the site shall be submitted to and approved by the Local Planning Authority before development commences at the site. The details as approved shall be fully implemented as part of the development.

Reason(s)

1. To comply with the terms of the outline planning permission.
2. To ensure that biodiversity at the site is preserved, in the interests of protecting ecology and the amenities of the area.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure an adequate provision of open amenity space for use by residents in accordance with the Council's standards.
7. To protect the health and safety of new residents living in close proximity to old workings and exposed rock faces.
8. To protect the amenities of future occupants of those plots from excessive shading and danger from falling debris and/or trees.
9. In the interests of highway and pedestrian safety.
10. To protect the amenities of future residents.
11. To prevent the risk of increased flooding on and off-site.
12. The site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land is not lost.
13. In the interests of pedestrian safety.
14. In the interests of highway safety.
15. To allow the scheme to provide a pull in area along the classified road, to enable a new bus stop to be provided in the future.
16. To ensure that the estate road system is constructed to a standard suitable for adoption and, in the interest of traffic safety.

Applicant	Watkin Jones & Son Ltd	**Code Number**	LLR P/2004/0778
Agent	Watkin Jones & Son Mr Eric Pritchard Unit 21 Llandegai Industrial Estate Bangor Gwynedd LL57 4YH	**Date Received**	14/06/2004
		Decision	21/03/2005

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam



Note(s) to applicant

You are advised that the presence of protected wildlife species could require a licence from the National Assembly for Wales, and you should contact the CCW for further information.

The development has potential to cause nuisance to neighbouring properties during the construction phase. As a result, it is recommended to have a dust management scheme in place to control this effect. It is also recommended that all works, ancillary operations and the use of plant and machinery which are audible at the site boundary shall only be carried out during the hours of 07.30 to 19.30 Monday to Friday, between 08.00 to 14.00 on Saturday and at no time on Sundays and Bank Holidays.

In connection with Condition 12 above, you are advised that sub-surface preservation of building foundations is likely to be good, and these should be recorded before earth moving takes place at the site.

You are advised to consider using a Sustainable Urban Drainage System (SuDS) for the disposal and attenuation of surface waters in the interests of minimising flood risk. Further information can be obtained from CIRIA publications C522 SuDS - Design Manual for England & Wales & C523 SuDS - Best Practice Manual.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are nknown as "conditions precedent". You should be aware that it is important that you comply with any "conditions precedent". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You are advised that the details to be submitted for approval in connection with Condition 2 above will need to consider surface water drainage to and from this area, and will need to verify the management of this area.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.

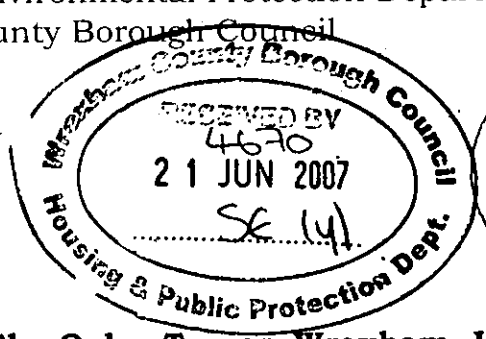
STEGGLES
Solicitors

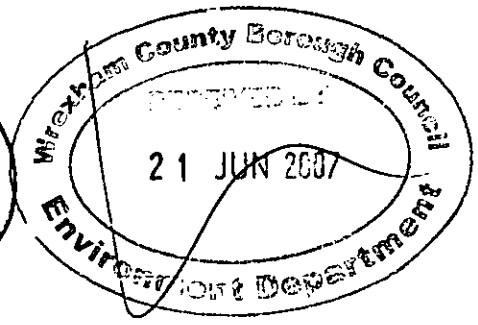
Our Ref: RH.AC.21507.2.4

Your Ref:

Date: 20 June, 2007

F.A.O. The Environmental Protection Department
Wrexham County Borough Council
DX 26672
WREXHAM





Dear Sirs

Re: Plot 22 The Oaks, Trevor, Wrexham, LL20 7TX

We write further to our letter of the 15th June 2007 and look forward to hearing from you as soon as possible. We note however that there is a typographical error in our letter. We require confirmation that the land will not be designated under Part II (A) of the Environmental Protection Act. We apologise for this and hope that it has not caused you any problems.

We look forward to hearing from you as soon as possible as our clients are on a deadline to exchange contracts by the end of the month. Thank you for your assistance.

Yours faithfully

R E Heap

STEGGLES

6 St John Street, Chester, CH1 1DA
☎ (01244) 311211 Fax (01244) 314966 (Not for service) **DX 19978 Chester**
E-Mail Steggles@Steggles.uk.com

Community Legal Service

S J Clutton LL.B. C R Gauterin R T Kinsey LL.B.
Associates: A J Clark (Licensed Conveyancer) R E Heap B.A. S V Lloyd B.A.
Consultants: J C Ball LL.B. E A Hoskins LL.B.
E Bowen-Jones LL.B. (Retired Solicitor)

This firm is regulated by the Law Society

	Ref.	Date	Date Rec'd	Name	r	l				p				y
P	4670	21/06/2007	20/06/2007	Steggles Solicitors		RE: Plot 22, The Oaks, Trevor, WRE	SE			Y				

From: Steven Pye
To: internet:p.roberts@watkinjones.com
Date: Thu, Jan 18, 2007 2:17 pm
Subject: Fwd: Former Garth Brickworks

Paul. I wondered if you had had a chance to address the email sent earlier concerning the validation data.
Thanks
Regards,
Steve

From: Steven Pye
To: internet:p.roberts@watkinjones.com
Date: Fri, Jan 5, 2007 2:19 pm
Subject: Former Garth Brickworks

Paul, we spoke a couple of times towards the end of last year about Validation of the soil/garden plots and you were going to forward more information on top of that already here. However I don't appear to have received any documents. Did you send any? As explained, as soon as all data has been received I can complete the validation review. Thanks.
Steve pye

Trevaur Brickworks ① 8·15 - 9·15 (1) II 9·55 - 11·30 (1½) 1·45 - 4·15 (2½)

Validation Report - 8/06 Not plots - 14 - 31; 38;

Appendix A - pics - sheets XII - but not able to tell which plots are which except "4/5"

Appendix B - i2 analytical ltd. 6/4/05

10 samples

NHBC - Technical Standards 'Land Quality - Managing Gram Contamin.

2hrs to do.

Environmental



Stuart Bell &
Donald McGillivray

BM 150.70m

148.4m

3765

140.8m

3656

Track

Drain

RF 4

RF 3

RF 2

RF 1

TP7
1.4

TP8
0.6

TP6
0.6

TP3
0.45

TP5
1.4

TP9
1.6

TP4
1.2

TP2
0.5

TP1
1.3

TP10
1.5

6562

Quarry
(disused)

1549

Quarry
(disused)

War Memorial

BM 142.78m

Bryn Melyn

Hall

Derwen
Collage

Tan-y-foel

122.5m

Australia
Arms

PH

TCB

PO

Railway
View

The Birches

Oak
Vale

Garage

Ael-y-bryn

Dee View

Vale View

Morgan
Cottages


CHILDREN'S PLAY AREA
PUBLIC OPEN SPACE
FOR DETAILS PLEASE REFER TO LANDSCAPE ARCHITECT'S DRAWING
FOR DETAILS OF ACCESS PLEASE REFER TO ADL TRAFFIC ENGINEER'S DRAWING 1593-01
LLANGOLLEN ROAD.
CAM
YOR
SAL
NOR


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1
45
44
43
42
CAM
SAL
YOR
HOR

Report 1831 6-4-05. Colomendy Ind Est Stockpile
states '10' but only '2'

* Sample 17246* As > SGV;

1st report; plots 1-4, 7, 8, 32, 34-36, 37 38 39 40

Ian Farmer Visits; Dates

Date	Plots
20/4/06	9/10
23/3/06	5/6
11/5/06	26/27/28/29. 11/12/13
27/6/06	3/4/7/8/ + Pos.

Alcontrol - 1 sample 15/3/05?

-13/6/06 Amec visit x4 samples -

No description as to un-sat status
i.e. perceived to be Fill / NG / Natural - vegetated / Stockpiled.

NHBC - 1 sample / 50 m^3

Alcontrol - report 14-9-05 (1 sample) / Dandy's

Results for both sub + topsoil?

Topsoil - Ruthun Rd - (plots 5, 6, 9, 10)

Toluene SGVs µg/kg VS PAH's;
Ethylbenzene

EIG - Test Report 20/2/06 3 samples

NHBC
① 50 m^3 - 1 sample Topsoil @ 150mm = 0.15m
∴ d = 0.15, L x B for 50 m^3?
say 10m x 10m = (15 m^3)

vx $d = \frac{m}{v}$ @ 1.6 kg/t 50 m^3 = 80t @ 1.6 / 70t @ 1.4

Geodelft

		MG	Nat		
E-W					
TP7	1.40	T/S - 0.05	mudstone		
TP6	0.60	T/S - 0.05	mudstone	hydrocarbon sheen s/w	
TP8	0.60	T/S 0.05	mudstone		As 0.05-0.5 / Ni
TP3	1.60		mudstone	hydrocarbon sheen s/w	Ni 4-10-4.20
TP5	1.40		clay/mudstone		As 0.9-1.2
TP9	1.60		mudstone	(* chamber @ base)	
TP4	1.20	cone - 0.1	gravel/mudstone		
TP2	0.05-0.5		Sandstone		
TP1	1.30		Sandstone		
TP10	1.50	T/S 0.05	gravel/mudstone		

Eqiol

		MG	Nat		
E.W					
TP5	—	T/S	clay/mud		
TP2	1.0		g/sand		
TP10	1.0		silty – Mudstone	* PAHs	
TP6	1.4		gravel/MK	petrochemical odour	
TP9	1.5		mudstone		
TP1	0.85	TS - 0.15	—		
TP8	0.70		mudstone		
TP4	1.50*		clay	* odour	
TP7	0.80		Mudstone		
TP3	0.70		s/gravel		
TP11	1.50		—		

Specification





Stairs
Decorative balustrade with stained handrail and balustrades.

Doors
Six panelled style doors to all rooms with satin chrome finished furniture

Kitchen
Fitted kitchen to customer choice from selected range with inset bowl and sink drainer and Hansgrohe mixer tap (or similar).

Stainless steel electric oven, gas hob, extractor hood, integrated dishwasher, fridge freezer and plumbing for washing machine.

Choice of 'Gold Specification Range' tiling.

Bathroom
Ideal Standard studio range white with chrome fittings.

Shower - to be electric, shower trays and screen from the Coram range

Electrical Fittings
Low voltage light fittings in kitchen, bathroom and en-suite.

Shaver point to bathroom and en-suites

TV point to lounge and bedroom one.

Smoke detector to hall and landing.

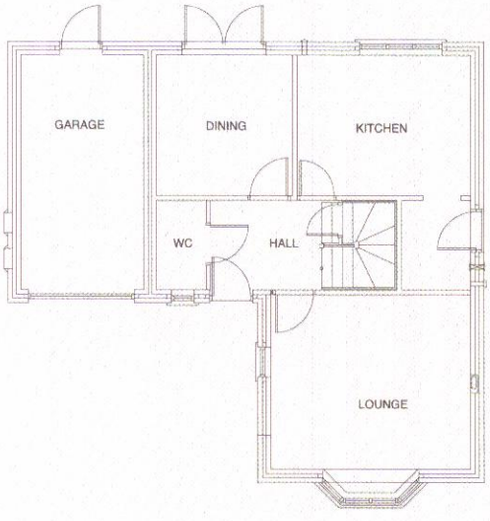
BT point to lounge, kitchen and bedroom one.

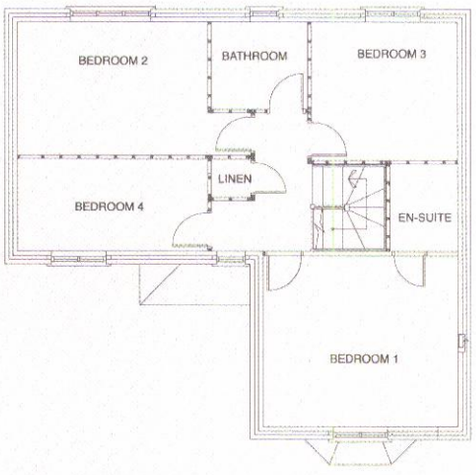
Coach type external lights to front door.

We wish to advise all purchasers that this information is provided for guidance only and does not form part of any contract, nor does it constitute an offer. Whilst every effort will be undertaken to maintain the above, we reserve the right to amend this specification without prior notice, should the need arise.



The Norwich





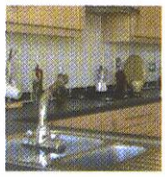
GROUND FLOOR

LOUNGE	12'1"	X	13'11"
DINING	9'6"	X	9'8"
KITCHEN	9'8"	X	12'1"
UTILITY	4'8"	X	6'3"
CLOAKROOM	6'3"	X	3'5"
GARAGE	8'8"	X	16'5"

FIRST FLOOR

BEDROOM 1	12'1"	X	13'11"
EN-SUITE	6'3"	X	4'10"
BEDROOM 2	13'10"	X	9'6"
BEDROOM 3	10'6"	X	9'10"
BEDROOM 4	13'2"	X	6'8"
BATHROOM	6'11"	X	6'2"

Specification





Stairs
Decorative balustrade with stained handrail and balustrades.

Doors
Six panelled style doors to all rooms with satin chrome finished furniture

Kitchen
Fitted kitchen to customer choice from selected range with inset bowl and sink drainer and Hansgrohe mixer tap (or similar).

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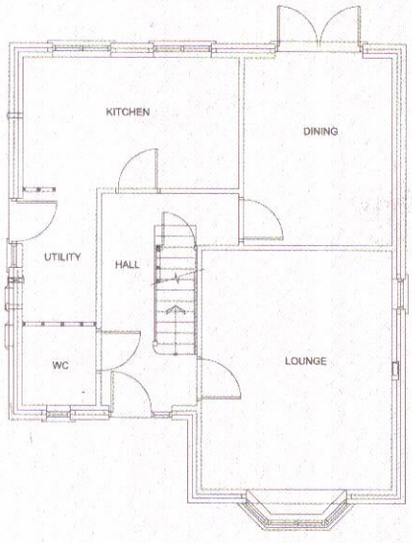
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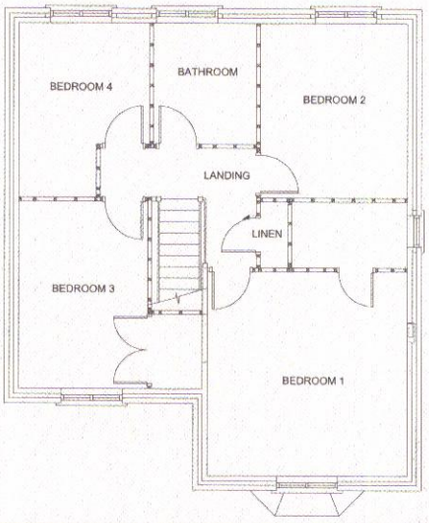
Coach type external lights to front door.

We wish to advise all purchasers that this information is provided for guidance only and does not form part of any contract, nor does it constitute an offer. Whilst every effort will be undertaken to maintain the above, we reserve the right to amend this specification without prior notice, should the need arise.



The Salisbury





GROUND FLOOR

LOUNGE	16'0"	X	12'9"
DINING	12'6"	X	9'11"
KITCHEN	14'5"	X	8'8"
UTILITY	4'10"	X	8'9"
CLOAKROOM	5'3"	X	4'10"

FIRST FLOOR

BEDROOM 1	13'0"	X	12'9"	
EN-SUITE	4'2"	X	7'4"	
BEDROOM 2	9'5"	X	11'2"	
BEDROOM 3	8'2"	X	12'0"	
BEDROOM 4	8'4"	X	11'5"	MAX
BATHROOM	6'7"	X	7'8"	

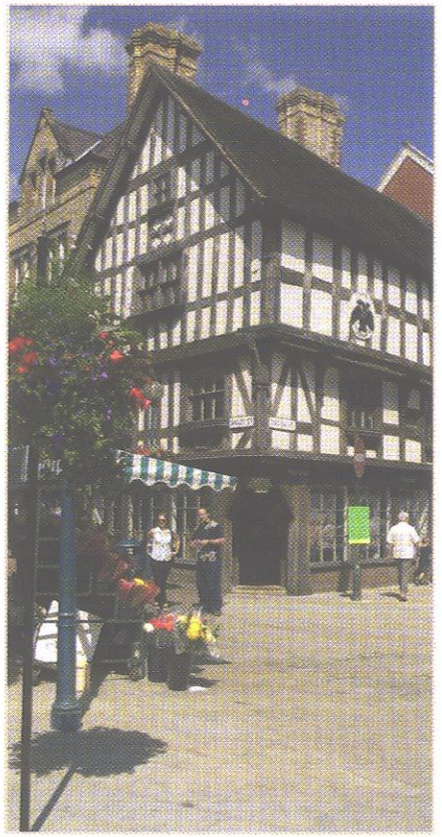
The Oaks

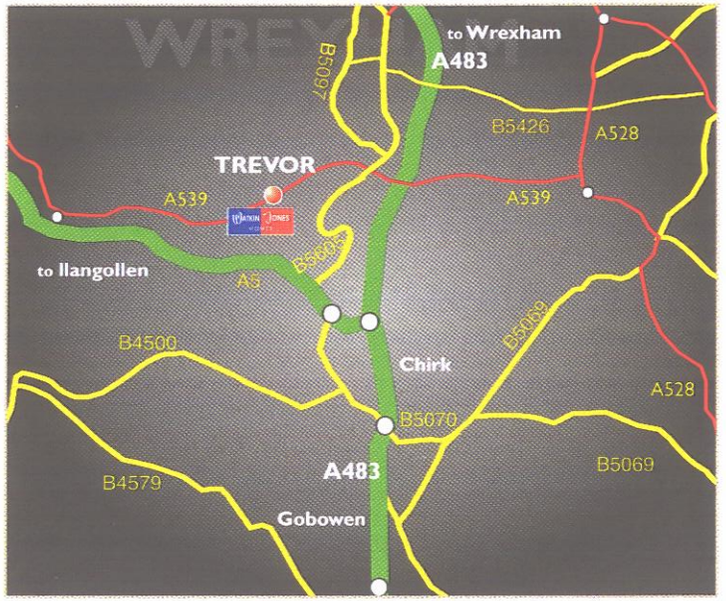
Homes for life

The Watkin Jones Homes trademark for real quality building and ingenious design is exactly why people looking to move up the property ladder choose Watkin Jones Homes. The Oaks, a gated and very private development which boasts large and spacious executive homes, situated in a secluded location and surrounded by beautiful woodland is the pinnacle of design and quality. Though just a few miles from the shopping centre of Wrexham and Oswestry and ten minutes drive to the cultural centre of Llangollen, the development is fabulously secluded and offers a semi rural life style. These are classic new-build homes that prove popular for growing families. All have generous gardens, garages and clever floor planning for ideal, modern living. With five different house types to choose from, these forty individual plots are in great demand. All homes have stylish fully equipped kitchens, with state of the art appliances, bathrooms with a range of fittings and tiles to choose from and economical energy systems to ensure the very best of modern living.

Our reputation for exceptional quality, imaginative design and first-class customer service is renowned and for extra peace of mind, these homes also carry a 10 year NHBC certificate. Our customer care team and sales staff ensure a high standard of after sales care so that your move to a Watkin Jones home is a smooth one.

We wish to advise all purchasers that this information is provided for guidance only and does not form part of any contract, nor does it constitute an offer. Whilst every effort will be undertaken to maintain the above, we reserve the right to amend this specification without prior notice, should the need arise.





For further information please call our Sales Information Centre on: **01978 824 780**

Watkin Jones Homes
Matthew House, Llys Edmund Prys, St. Asaph Business Park
St. Asaph, Denbighshire LL17 0JA
Tel: **01745 538200** • Fax: **01745 538204**

WATKIN JONES HOMES

Make the smart move

www.watkinjones.com

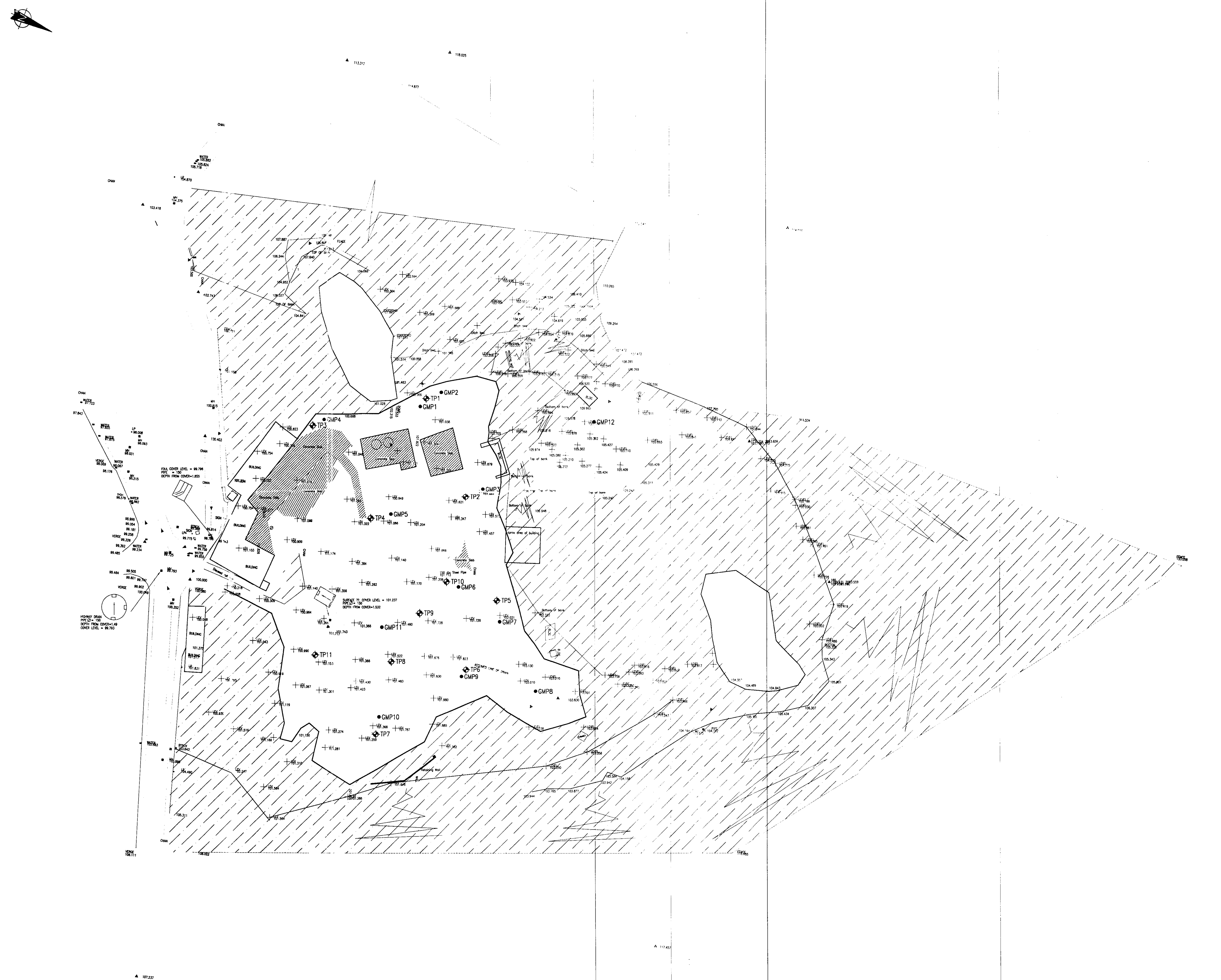
The Oaks

- The York
- The Salisbury
- The Norwich
- The Cambridge
- The Lincoln



WATKIN JONES HOMES

Make the smart move



NOTES

1. THIS DRAWING IS BASED ON INFORMATION PROVIDED BY WATKIN JONES HOMES. DRAWING REF: WJ/TB/S01/R C. DATED APRIL 2004.

2. KEY

TP10 DENOTES LOCATION AND NUMBER OF TRIAL PIT

GMP6 DENOTES LOCATION AND NUMBER OF GAS MONITORING POINT

REV	MODIFICATIONS	BY	CH	AP	DATE

WATKIN JONES HOMES

TREVOR BRICKWORKS
LLANGOLLEN

TRIAL PITS AND GAS MONITORING POINTS

DRAWN BY: SSG	DATE: JULY '04
CHECKED BY: RW	SCALE @ A1: 1:500
APPROVED BY: HLJ	ISSUING OFFICE: BANGOR

DRAWING NUMBER	ISSUE	REVISION
B1391-SI-01	-	-

Egniol Limited
Tre Felin,
Bangor, Gwynedd,
LL57 4LH
Tel: 01248 355996
Fax: 01248 371996
Website: www.egniol.com

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Repat 1754 31-3-05

	x̄	min	max
pH	6.9	6.1	7.8
Total SO4	310	<200	500
Tot CN	<2	NA	NA
Man Phenols	<3	–	–
Asbestos Screen	"<0.001"	–	–
Boron	<1	–	–
As	<10	–	–
Cd	<5	–	–
Cr	23	21	28
Pb	39	22	55
Hg	<0.3	–	–
Se	<0.5	–	–
Cu	32	18	120
Ni	27	25	31

	x̄	mean	min	max
Zn	90	60		120

EPA

16 Pah compounds

all <0.05 mg/kg

TPH $C_6 - C_{35}$

in 6 bandings $C_6 - C_8 - C_{21}/C_{35}$

all <0.1 or <10

ie. all less than the limit of detection

No confirmation of site / or description.

(what about Knotweed!!
+ pernicious weeds)

Paul Roberts
Technical Manager
Watkins Jones Homes
Mathew House
Llys Edmund Prys
St Asaph Business Park
St Asaph
Denbigshire
LL17 0JA

WJH/PR/1041
SJP/P/2004/0778
26th February 2007
Steven J Pye
01978 207052

Visit our website at/Ewch i'n gwefan:
www.wrexham.gov.uk

Dear Sir,

RE: Former Garth Brickworks, Trevor, Nr Llangollen

I write further to the emails sent to you on both the 5th and 18th January 2007 regarding the new residential development on the above named site, ground contamination and validation of the housing plots.

We have received some data and information concerning validation by way of a letter dated 1st August 2007 and an accompanying document. However I understand that this does not present the complete results of the validation exercise and that additional information was to be forwarded.

Can you please confirm if the information has been sent or is it yet to be submitted? To date we do not appear to be in receipt of any final details. As you are no doubt aware there is a condition attached to the planning permission concerning contamination and this cannot be discharged until all validation documentation has been reviewed and confirmed to be acceptable by this department.

I look forward to hearing from you.

Yours faithfully,

Steven J. Pye

Cc Simon Greenland, Planning Officer, WCBC

BUDDSODDWYR MEWN POBL
INVESTORS IN PEOPLE

From: "Paul Roberts" <Paul.Roberts@WatkinJones.com>
To: <angela.thompson@wrexham.gov.uk>
Date: 27/01/2006 09:14:58
Subject: Site Validation - Trevor Brickworks

Angela

Just to keep you informed of the situation in connection to our Site Validation/remediation at the above mentioned development. We have now employed a third party specialist Ian Farmer Associates, to carry out inspections to the ground works and produce a written report in accordance to our Remediation Stratagy. The first of these inspections will be taking place today and copies of the reports will be forwarded to yourself upon receipt.

I trust this is satisfactory.

Regards,

Paul Roberts

Technical Manager

Watkin Jones Homes

Tel - 01745 538200

Fax - 01745 538204

E-mail - Paul.roberts@watkinjones.com

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JM 7

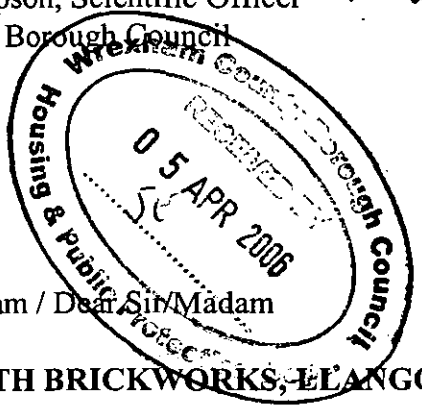
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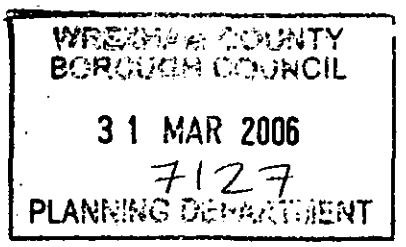
Ein cyf/Our Ref : CY/2006/013587-2/1
Eich cyf/Your Ref : P/2006/0118

Dyddiad/Date : 30/03/2006

Ms Angela Thompson, Scientific Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1WL

Public Protection





Annwyl Syr/Madam / Dear Sir/Madam

FORMER GARTH BRICKWORKS, LLANGOLLEN ROAD, TREVOR, WREXHAM

Thank you for submitting the Phase 2 Site Investigation for the Former Garth Brickworks (dated 9th September 2004, project number: B1391) and also the Trevor Brickworks, Llangollen, Site Remediation Strategy (dated February 2005, ref: B1391/RemStrat2/HLJ) to the Agency for comment. These reports have been assessed by Tryfan Jones of the Agency's Groundwater and Contaminated Land Team.

The following comments apply to the Phase 2 Site Investigation for the Former Garth Brickworks (dated 9th September 2004, project number: B1391):

In order to have confidence in the adequacy of the site investigation, information detailing the location of the potential pollution linkages including the likely contaminants of concern found on site is required. This stage of the investigation is referred to as a preliminary risk assessment and would normally involve the submission of a desk study report that would contain information outlining the potential sources of contamination. Please can this information be supplied for review?

Information on the site's area is required to demonstrate that the sample density complies with the guidance set out in BS10175:2001.

The section on Hydrology (page 6) has highlighted the presence of a number of land drains and also a culvert located on site, suggesting that the site is well drained. It is likely that the drains and culvert will represent a preferential pathway for contaminated water. It is unclear whether the drains have been investigated for contamination. Additionally, it is unclear where the location of the 200mm diameter drain is, and also the location of the series of land drains discovered during the Egniol investigation. It is also unclear as to the location of the 1m wide culvert. The assessment of the Garth Brickworks site would be made easier if all the drainage information was provided on a map. Providing this information would also aid in the development of the Conceptual Site Model (CSM), as this would demonstrate an understanding of the location and proximity of potential on-site contaminant pathways. Additionally, there has been no information supplied that would shed light on where the

Asiantaeth yr Amgylchedd Cymru
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Environment Agency Wales
Llwyn Brain, Ffordd Penlan, Parc Menai, Bangor, Gwynedd, LL57 4DE, Tel no:01248 484068, Fax no:01248 671904

multiple land drains and culvert discharge points are. This information is required to demonstrate that all potential receptors have been identified.

Section 3.13 makes reference to DUTCH and ICRCL guidelines. It is inappropriate to use these guidelines when assessing the risks to controlled waters. The Environment Agency recommends that risk assessments for pollution of controlled waters from ground contamination should be undertaken in accordance with the tiered framework set out in the Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources (R&D P20 Environment Agency, 1999).

Section 3.15 suggests that the arsenic levels are attributable to the natural geology. Can this statement be backed up by evidence that could demonstrate that elevated arsenic is attributed to the natural geology?

Section 4.9 states that PAH is likely to exist in the vicinity of TP10 and TP6, but the report has not provided an explanation for this. Information highlighting contaminant hotspots should be provided within a desktop report. Additionally, it would be useful if areas of contamination including potential areas of contamination, such as the kilns, are outlined on a map. This would aid in the production of a CSM.

The site investigation has highlighted a number of hotspots containing significant levels of contamination, these include:
· Copper and Total Petroleum Hydrocarbon (TPH) located at TP3.
· Arsenic located at TP4.
· Arsenic, lead, zinc, Polycyclic Aromatic Hydrocarbons (PAH) and TPH located at TP6.
· PAH located at TP10.
It will be necessary to demonstrate that the contaminant hotspots measured are not likely to pollute controlled waters. This can be achieved by following the guidance referred to above (R&D P20 Environment Agency, 1999).

The chemical analysis results presented within the Phase 2 Site Investigation for the Former Garth Brickworks (dated 9th September 2004, project number: B1391) has identified significant levels of solid phase contamination, but there has been no leachability testing of the soil samples. Leachability testing is a useful analytical tool used when assessing the risk of contaminants polluting controlled waters.

The site investigation work has not analysed for groundwater contamination. As there have been a number of hotspot areas identified during the site investigation groundwater quality samples are required to highlight any groundwater contamination that may be present.

The report has not demonstrated an understanding of the underlying groundwater regime. This is required to demonstrate an understanding of where potentially contaminated groundwater is flowing to and in doing so highlight any potential receptors that may be impacted.

The R&D20 spreadsheet has been used to conduct a Tier 1 and Tier 2 assessment of PAH. The site is situated on a minor aquifer, but the assessment does not consider groundwater to be a receptor. The main receptor is considered to be the River Dee. The risk assessment

assumes that the infiltration at the site is nominally 280mm/a which may be possible depending on the meteorological regime associated with the site. By assuming the River Dee has a minimal flow of 1 M litre/d the dilution factor is calculated to be 2220. The Tier II remedial target calculated for PAH using the R&D spreadsheet is 2.85mg/kg. However, the laboratory results included within the September 2004 report indicate that soils encountered at the site show concentrations of PAH between 0.3mg/kg and 2644mg/kg.

Justification of parameters used for the Tier I and Tier II risk assessments needs to be provided before this risk assessment can be accepted. More importantly, the Tier II assessment highlights that the River Dee may be at risk of pollution from PAH leaching from soils on site. The Tier II remedial target calculated for PAH is lower than concentrations found within the soil, yet this is not discussed within the risk assessment. The risk assessment is therefore considered to be incomplete and needs further work. Where concentrations of contaminants fail Tier II targets, it is appropriate to conduct a Tier III assessment. If more suitable screen target values are adopted for the risk assessment (as opposed to the use of ICRCL values), it is possible that more potential contaminants of concern may be identified and these would also need to be assessed.

Yn gywir/Yours faithfully

DEBORAH HEMSWORTH
Swyddog Cydlynu Cynllunio/Planning Liaison Officer

This is a copy of a letter sent to Watkin Jones & Sons Ltd
CC: Ms Angela Thompson, Scientific Officer

Asiantaeth yr Amgylchedd Cymru
Llwyn Brain, Ffordd Penlan, Parc Menai, Bangor, Gwynedd, LL57 4DE, Ffon:01248 484068, Ffacs:01248 671904

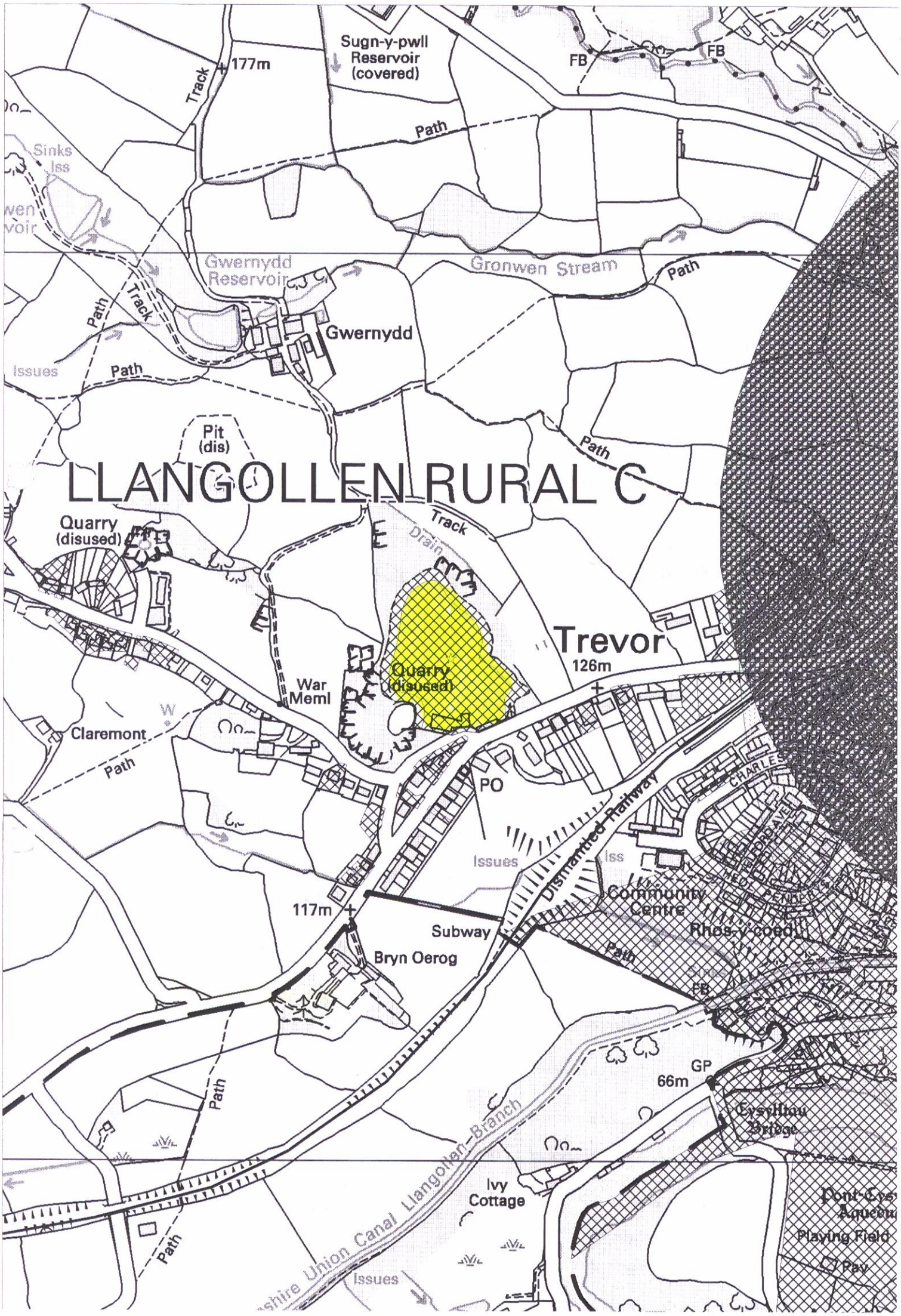
Environment Agency Wales
Llwyn Brain, Ffordd Penlan, Parc Menai, Bangor, Gwynedd, LL57 4DE, Tel no:01248 484068, Fax no:01248 671904

From: Steven Pye
To: internet:p.roberts@watkinjones.com
Date: 18/01/2007 14:17:02
Subject: Fwd: Former Garth Brickworks

Paul. I wondered if you had had a chance to address the email sent earlier concerning the validation data.
Thanks
Regards,
Steve

From: Steven Pye
To: internet:p.roberts@watkinjones.com
Date: 05/01/2007 14:19:28
Subject: Former Garth Brickworks

Paul, we spoke a couple of times towards the end of last year about Validation of the soil/garden plots and you were going to forward more information on top of that already here. However I don't appear to have received any documents. Did you send any? As explained, as soon as all data has been received I can complete the validation review. Thanks.
Steve pye


Sugn-y-pwll Reservoir (covered)
FB
FB
Track
177m
Path
Sinks
Iss
Gwernydd Reservoir
Gronwen Stream
Path
Track
Path
Gwernydd
Issues
Path
Path
Pit (dis)
LLANGOLLEN RURAL C
Quarry (disused)
Track
Drain
Trevor
126m
Quarry (disused)
War Meml
W
Claremont
Path
PO
Dismantled Railway
CHARLES
Issues
Iss
Community Centre
Rhos-y-coed
117m
Subway
Bryn Oerog
Path
FB
GP
66m
Cysyllau Bridge
Path
Llangollen Branch
Ivy Cottage
Pont-Cysyllau Aqueduct
Playing Field
Pav
Issues

P/2006/0118

1:5000

326500

~~352~~ 342560.

See File – P/2004/0778
P/2003/0226

– JM. ext. 2475.

Former Garth Brickworks Longfield
Road Tavor Wrexham.

Erection of 6 no. dwellings (Plots 18-23)

Faith: 250m - Edwards ~~Brickyard~~.

Yellow Sq. none.

PUS. OK

↳ P/2004/0778 Standard Condition due to infilling known to have taken place at the site. For further details please consult maps in File ~~P/2004/0778~~ ~~OS~~ ~~342406~~

- No need for additional condition. See notes below

No Comments PH 16/2/06

Tcall to Janet Medcalf.

- Planning Ref No used for site.
- Does previous condition apply to this development?
  - need for further standard condition?

16/2/06 – Plots 18-23 are at far end of site - less issues to deal with in this area
- Also, original condition on P/2004/0778 will cover this application
So no need for additional condition.

16/01/06

Chris Bailey [redacted] (Ian Farmers) called, he's quoting for visual inspection & validation works & just checking what we need. AT explained & CB said he had a copy of the rem. strategy by email.

David Cartwright

01978 860313.

Banham

1.30pm 17/1/06 AT called back left message for DC to call me.

P/2004/0778

The Oaks, Trevor.

It's a Watkin Jones + Sons development

can you phone him regarding the condition that's been put on.

PTO

16/1/06

17/01/06.

AT had chat about cont. Issues at the site e remediation validation being undertaken. He is a solicitor but wants the house for himself. He wanted copy of the report but then changed his mind. AT left it with him to contact me again if he needed anything in writing ...

Site plan & Availability



Prices start from £169,950

Plot 1	**Show Home**	Plot 2	**Sold**	Plot 3	For Sale	Plot 4	**Sold**	Plot 5	**Sold**
Plot 6	For Sale	Plot 7	For Sale	Plot 8	For Sale	Plot 9	For Sale	Plot 10	For Sale
Plot 11	For Sale	Plot 12	For Sale	Plot 13	For Sale	Plot 14	For Sale	Plot 32	For Sale
Plot 33	For Sale	Plot 35	For Sale	Plot 36	For Sale	Plot 37	For Sale	Plot 38	**Sold**
Plot 39	**Sold**	Plot 40	**Sold**						

We wish to advise all purchasers that this information is provided for guidance only and does not form part of any contract, nor does it constitute an offer. Whilst every effort will be undertaken to maintain the above, we reserve the right to amend this specification without prior notice, should the need arise.

28Oct05 : 01745 [redacted]. 538200 Mathew Davies.
12.15 AT called Watkin Jones - believe he's no longer working there :- correct. Eric Pritchett can help - he'll call me back in a bit.

28Oct05

12.30 EP called AT. Discussed the requirements of the remediation strategy, including having an independent 3rd party check what the Engineers on site are upto.
EP reassured AT that photo's & checks of the reduced level dig are being made. Mathew Davies started it off but since he's left people on site are doing it. EP said they actually removed material from 3 gardens because they didn't like the look of it. AT explained that all this should be overseen by an enth consultant as agreed. EP said they now work with EAC, their relations with Egnitol failed. EP agreed to get copies of everything to me and sort out the consultant side of things. EP explained copies of everything had gone to NHBC but AT said we also need copies for the planning condition. EP discussed frequency of testing for imported 'clean' soil & that NHBC were strict about this 50m3 = 1 test. AT agreed its quite strict but advisable if soil from different sources. AT said should find out where it came from & base it on that too. EP said following NHBC guidelines because they have to. Any-way.

WATKIN JONES HOMES

The Oaks

Show Home Now Open

Sensational deals on selected Watkin Jones Homes

£10,000 Cash Back
or
We will pay your mortgage for a year
or
110% Part Exchange

Live style & Locality

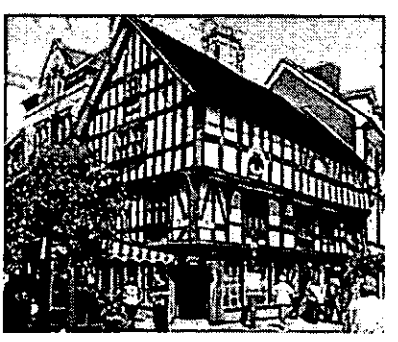
Site plan & Availability

House types & Floor plans

Specifications

Location Map & Contact

Info Request Form



*** Subject to Watkin Jones Homes terms and conditions ***

From: "Mathew Davies" <Mathew.Davies@WatkinJones.com>
To: "Angela Thompson" <angela.thompson@wrexham.gov.uk>
Date: 5/18/05 8:36am
Subject: Trevor brickworks

Hi Angela
Can you please give me a call re Trevor Brickworks and the two outstanding items required from the GeoDelft report, as I am having great difficulty obtaining the missing appendix and clarification on the water samples.

Regards

Mathew Davies
Technical Manager

Watkin Jones Homes
(01745) 538200 tel.
(01745) 538204 fax

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17/5/05 - 15:50 MD left message for AT to call.

18/5/05 - 09:30 AT returned call, left message for MD to call me back (he's on another call).

- 9.45 MD called back. Having a problem with GeoDelft report. It was purchased as part of the tender from Denton Clark but they don't have ~~[illegible]~~ any 'rights' and GeoDelft are getting very contractual about it. AT said maybe it is something Egniol could resolve - will check the info again & see what exact problem was since can't remember exactly. MD said Egniol knew the author of the report (John Matthews) and they will try and get in touch with him to resolve it - but he has now left GeoDelft so not sure how it will work out. MD said one plot now almost sold & wants to know how the validation will work - AT will accept a report/statement for one plot or a block it doesn't matter. Not sure how planning will deal with that or a solicitor for the buyer but will probably understand the logical and be OK.

From: Angela Thompson
To: internet:mathew.davies@watkinjones.com
Date: 4/14/05 2:37pm
Subject: Trevor Brickworks

Mathew

As discussed, I contacted Janet on the 15th March to confirm that the following issues (with reference to my letter dated 06Dec04) still required clarification.

Items 8 & 9 - at the meeting on the 21 Jan 05, it was agreed that you would contact GeoDelft with a view to resolving these issues.

Items 1 & 2 (second set) - at the same meeting, it was agreed that Huw Littler Jones would write to me with further details on these issues.

As mentioned, these issues need to be addressed for completeness, however, I do not envisage them requiring the Strategy to altered significantly.

Regards Angela

Contaminated Land Officer
Housing and Public Protection Department
Tel: 01978 297041

Mobile : 07786 084050

From: Angela Thompson
To: Janet Medcalf
Date: 3/15/05 10:24am
Subject: Trevor Brickworks (P/2004/0778)

Janet

Thanks for forwarding a copy of the revised Site Remediation Strategy (dated Feb 2005). I can confirm that it covers a number of the concerns raised in my letter dated 06Dec04 (copy attached), however the following issues are still outstanding.

Items 8 & 9 - at a meeting on the 21 Jan 05, it was agreed that Matthew Davies (Watkin Jones) would contact GeoDelft with a view to resolving these issues.

Items 1 & 2 (second set) - at the 21 Jan 05 meeting, it was agreed that Huw Littler Jones would write to me with further details on these issues.

The Remediation Strategy is generally acceptable and I do not envisage any of the above issues requiring the Strategy to be altered significantly. However, for completeness I still require the above issues to be resolved.

Please note that I have not contacted either Matthew or Huw regarding the above.

Regards Angela

Contaminated Land Officer
Housing and Public Protection Department
Tel: 01978 297041

CC: Dave Sharp; Simon Greenland

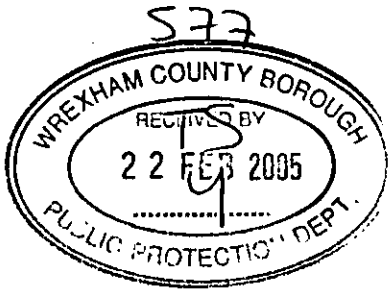
TREVOR BRICK WORKS, LLANGOLLEN
SITE REMEDIATION STRATEGY

Watkin Jones Homes

Angela,
I received this from Watkin Jones today. Can I have your comments — does this satisfy the planning condition suggested for P/2004/0778
Janet Medcalf
18/2/05 Planning

B1391/RemStrat2/HLJ
February 2005

577



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1. Introduction and Development Proposals	1
2. Ground and Groundwater Conditions	2
3. Ground Contamination	3
4. Remediation Strategy	4
5. Validation Proposals	6

1. Introduction.

1.1 Watkin Jones Homes propose to redevelop the former Garth Brickworks, in Trevor near Llangollen with 40 high quality detached properties, with associated access roads, driveways, and walkways. Within the centre of this site a green recreation area is proposed.

1.2 Two ground investigations have been undertaken at the site to determine the geological and geotechnical properties, and contamination status of the ground strata. The findings of the investigations are presented in two reports:-

1) Geo-Environmental Investigation, Former Garth Brickworks, Trevor, Llangollen. Report Ref. C2201 July 2003. GeoDelft Environmental

2) Phase 2 Site Investigation, Former Garth Brickworks, Trevor, Llangollen. Report Ref. B1391SI. July 2004. Egniol Ltd.

The findings of the two investigations have been assessed and used in the development of the Remediation Strategy.

1.3 This report presents the proposed Remediation and Validation Strategies. The Remediation and Validation Strategy has been prepared by Egniol Ltd on the instruction and on behalf of Watkin Jones Homes in response to Planning Condition 10 which states:-

"Development shall not begin on site until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. The 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. Where remediation works are required, the development shall not be occupied/used until a validation report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority."

2. Ground and Groundwater Conditions.

Geology and Ground Strata.

2.1 The GeoDelft Environmental report indicates that the site was formerly a quarry and mine before becoming a brickworks. It is probable that clay and sandstone were recovered from the quarry, the worked face of which marks the north east, north west and south west boundaries to the development site. The published geological map indicates the site to be directly underlain by mudstones and sandstones of the Carboniferous Gwespyr Sandstone Formation which overly Holywell Shales and Cefn-y-Fedw Sandstone. No superficial or drift deposits are indicated. Historical information indicates there to be three mine adits on site.

2.2 The findings of the investigations confirmed the ground strata to comprise a granular made ground overlying thin and sporadic superficial deposits over mudstone and sandstone bedrock. The made ground forms a mantle to the site to depths between 0.05m and 1.60m and is predominantly a sandy gravel with gravel and cobble sized fragments of brick and concrete and occasional ash and glass. The superficial deposits when found below the made ground are either a grey or brown clay or a gravel of very weathered mudstone. The weathered mudstone which grades into a more competent mudstone and sandstone bedrock is found at depths of 0.60m to 3.10m below ground level, but typically at depths of 0.60m to 1.60m below ground level.

Groundwater

2.3 Groundwater was encountered only occasionally (4 from 21 locations) as small volume inflows at depths of 0.06m to 2.90m. Where present the perched groundwater was found where more competent mudstone was encountered.

3. Ground Contamination

3.1 The following analytes were detected at concentrations which exceed recognized trigger levels and are considered to be of significance in relation to posing a potential risk to site users. The elevated concentrations were detected in samples taken from between ground level and a depth of 1.00m

Analyte	Concentration Range (mg/kg)	Soil Guideline Value (mg/kg)	No. exceeding SGV
Arsenic	21 to 63	20	8/27
Copper	133 to 223	130	3/27
Nickel	54 to 94	50	9/27
Zinc	466 to 1240	300	3/27

Elevated concentrations of polyaromatic hydrocarbons were detected in samples at 2.0m from one location. Further analysis indicated the substance to be naphthalene.

3.2 Exceedences of the relevant soil guideline values have been recorded for arsenic, copper, nickel and zinc, with respect to risks to human health. Since the sites end-use is residential, there is the possibility that future residents could be exposed to contaminants.

4. Remediation Strategy

4.1 The principle adopted in the design of the remediation strategy has been to break the source – pathway – target link. The elevated concentrations of contaminants present within the upper 1.00m of made ground present a risk to site residents by direct contact. The total removal of all the source material is unfeasible and uneconomic and therefore the method proposed in the remediation design is to provide a 'barrier layer' to prevent or minimize direct contact with the made ground. By the removal or prevention of the 'pathway' the potential risks will be removed.

4.2 In areas where structures, access roads, driveways and pathways exist the 'barrier' layer will be provided by the engineering construction materials. Typically these will comprise various thicknesses of compacted granular materials, sub-base and base courses, concrete, tarmacadam, brick paviers in roads, driveways and paths and substantial concrete slabs in structures.

4.3 In garden areas the 'barrier' layer will comprise a 600m thick capping layer of natural, uncontaminated material. The capping will comprise granular or cohesive materials, depending on the availability of source material, together with sufficient thickness of subsoil and topsoil materials, to create a total capping thickness of not less than 600mm when placed. The capping layer will be placed directly upon the existing made ground, which will have been subjected to site clearance, grading and preparation. A high visibility non-degradable material, such as a woven geotextile or plastic mesh fencing will be placed between the prepared surface and the capping material to act as a warning layer against future excavations, facilitate placement of capping materials and minimize mixing. All capping materials will be placed in layers and proof rolled to minimize future settlement and ensure a completed thickness of 600m is achieved.

4.4 No specific remediation strategy is proposed with respect to the elevated concentrations of naphthalene, due to the depth (2.00m) and isolated occurrence (TP 10 only). The site wide barrier layer, of construction materials or capping layer will prevent direct contact or the release of vapours further. However any houses constructed within 30m if the location of naphthalene detection will include a low gas permeable membrane within their slab construction as an additional gas/vapour barrier.

4.5 Excavations will be carried out in the vicinity of the two mine adits to locate the adit entrances. If located the entrances will be sealed in accordance with the Coal Authority guidance on the treatment of mine shafts and adits. Particular attention will be given to sealing of the adits which incorporates appropriate venting and drainage.

4.6 Where underground tanks are discovered on site during site redevelopment the tanks and all associated pipework will be made safe, emptied and purged of all contents, all pipe bedding and surround will be excavated and disposed of off site, and a visual and olfactory inspection of all materials will be made to identify areas of contamination. Where contaminated materials are identified, samples shall be collected and dispatched for chemical analysis. The excavations will not be backfilled until it can be confirmed that all contaminated ground has been removed, or there is no risk.

4.7 All excavations will be inspected by the site engineer for the presence of ground contamination. Initially contamination will be identified by visual or olfactory means. The site engineer will collect photographic evidence of the condition of all excavations. Where contamination is suspected the excavations will be inspected by a suitably qualified environmental expert, who will document the findings and submit ground samples for analysis if necessary. The backfilling of excavations will only take place when it has been confirmed that any identified contamination does not present unacceptable risks to site users or appropriate measures to reduce risks have been implemented. All results, documentation and photographs will be presented in the validation report.

5. Validation testing

5.1 All activities associated with remediation of the site will be subject to a programme of monitoring and validation. Present proposals allow for the development of the site in phases and therefore the monitoring and validation process will be undertaken by the site engineer, suitably qualified environmental experts, the Local Authority Building Inspectors and third party regulators such as the NHBC.

Monitoring – will be undertaken by the contractors site engineer and will involve the preparation of a file on all site activities and works associated with development and remediation. This will include drawings, records, delivery records, measurements, photographs site diaries, minutes of meetings, progress charts, details of variations, monitoring records and any other documented evidence of site works connected with the remediation scheme.

Validation – will be undertaken by and 'independent third party' and will involve the preparation of a file on site remediation works and the monitoring and checking of those works by a suitably qualified environmental expert. The monitoring and checking will typically involve a 'construction quality assurance' activity including the collection and analysis of samples of materials, the checking of thicknesses and extent of capping materials, material quality analysis and the confirmation that works have been carried out in accordance with the specification.

5.2 During the site development activities the 'independent third party' will visit the site at least twice a week whilst activities associated with ground works or site remediation are on-going. Any validation sampling and monitoring will be undertaken during these visits. All monitoring and validation reports will be completed and issued on the completion of each phase of development due to the staged approach of the overall development.

MEMORANDUM

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

From	Chief Housing and Public Protection Officer	**To**	Chief Planning Officer
		FAO	Janet Medcalf
Our Ref.	AT/P/2004/0778	**Your Ref.**	JM/P/2004/0778
Date	24 January 2005	**No. of Pages**	1

RESIDENTIAL DEVELOPMENT AT GARTH BRICKWORKS, TREVOR

Thank you for your Memo dated 31 December 2004 regarding the above. I can confirm that I had already received copies of the reports that you attached to the Memo. The developer and their environmental consultant, Egniol, have contacted me on a number of occasions and as a result, I have provided comments to them on the reports.

The most recent correspondence on the subject occurred on the 21 January 2005, when they requested a meeting to confirm any outstanding issues with regard to contamination. At this meeting a number of issues were discussed, the end result being that Egniol will be re-evaluating a number of my concerns and providing the detail in a letter to me. In addition, their Remediation Strategy will also be revised to address a number of my concerns. Should this expected correspondence come directly to me then I will be in touch with your Planning Officer, Janet Medcalf to confirm the revised situation.

In the meantime, should you have any further queries please do not hesitate to contact my Contaminated Land Officer, Angela Thompson, on 7041.

pp Angela Thompson

Chief Housing and Public Protection Officer

15/2/05 - AT spoke to Janet Medcalf re: Wathen Jones having started work on foundations at the site. JM aware of it but has not stopped them because she knows they are working on the out-standing Bsues. AT explained what our out-standing Bsues are - she said Egniol were sndy report this week

HWL Stones & Matthew Davies — Kitanos Meeting

4- in Rev. strat. & 6.

7- letter response & 10 (superceeded)

8- MD looking into. & 9. with GeoDelft.

MD coping Envirocheck

1- letter deal with it.

2- Egniol to send more *

2 yrs = 2 phases build = blocks of 5 built at a time over next 8 mths. (30/40 in total)

in batches - val. report.

4- superceeded.

Janet Medcalf.

MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From:	Chief Planning Officer	**To:**	Chief Public Protection Officer
Our Ref:	JM/P/2004/0778	**Your Ref:**	Angela Thompson
Date:	31 December 04	**By E mail**	janet.medcalf@wrexham.gov.uk

Town and Country Planning Act 1990

Residential development (37 dwellings) and construction of new vehicular and pedestrian access at Garth Brickworks, Trevor, Wrexham

The above planning application received Planning Committee approval in October, subject to the signing of a legal obligation regarding the payment of a commuted sum towards the future maintenance of the public open space on the site. This legal obligation has yet to be completed, and as a result there is no current planning permission for the site.

The applicant is aware that a number planning conditions will be imposed as part of any decision, and is trying to meet these requirements before the permission is granted, in order to save time.

As a result, please can you confirm whether you have ever seen the 2 reports from Egniol (Contaminated Land Investigation and the Analytical Test report)? In case you have not seen these, I enclose a copy for your attention.

I have also received a remediation strategy for the site, and a copy of this is also enclosed.

Please can you let me know whether these reports will allow your standard contamination planning condition to be discharged as and when permission is finally granted?

WREXHAM COUNTY BOROUGH
RECEIVED BY
05 JAN 2005
PUBLIC PROTECTION DEPT.

J. J Medcalf

for Chief Planning Officer

Chief Public Protection Officer/Prif Swyddog Gwarchod y Cyhoedd
Andy Lewis
Crown Buildings, PO Box 1297, Wrexham. LL13 8ZE Tel: 01978 297005 Fax: 01978 297003 Minicom 01978 292067
Adeiladau'r Goron, PO Box 1297, Wrecsam. LL13 8ZE Ffôn: 01978 297005 Ffacs: 01978 297003 www.wrexham.gov.uk

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

Mr Mathew Davies
Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
St Asaph
Denbighshire
LL17 0JA

Your Ref/Eich Cyf	MD/WCB/04
Our Ref/Ein Cyf	AT/P2004/0778
Date/Dyddiad	07 December 2004
Ask for/Gofynner am	Angela Thompson
Direct Dial/Rhif Union	01978 297041
E-mail/E-bost	angela.thompson@wrexham.gov.uk

Visit our website at:
www.wrexham.gov.uk

Dear Mr Davies

FORMER GARTH BRICKWORKS SITE AT TREVOR
P/2004/0778

Thank you for your letter dated 03 December 2004 enclosing a copy of the Site Remediation Strategy prepared by Egniol and dated November 2004. My letter dated 06 December 2004 must have passed yours in the post, therefore this letter aims to clarify the situation to date.

As mentioned in my earlier letter, at the time of the meeting I was not in possession of the desk study report and I only had a draft copy of the Egniol report, of which there were substantial parts totally missing. As a result, the opinions I expressed at the meeting were which took place on the 19 October 2004 were subject to change depending on my concerns having subsequently read the reports.

For completeness, and to enable me to be able to recommend to the Planning Department that the requirements of the condition have been met, I will still require points 1 to 10 for the GeoDelft Report to be addressed. This will either be by the provision of information stated; provision of comments on the points that I have made; or clarification that works will be carried out and subsequently reported on to the Council. In addition, points 1 to 6 for the Egniol Report should also be addressed, although I acknowledge that some of the points are addressed in part in the Site Remediation Strategy.

With regard to the Remediation Strategy, I have briefly looked through the document but feel that the points in my earlier letter may cause the Remediation Strategy to revised. I have however, noticed that under section 5 it should be clear that the validation works require actual inspection by a suitably experienced third party.

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Should you have any queries regarding this letter please do not hesitate to contact me on the above number.

Yours sincerely

Angela Thompson
Contaminated Land Officer

cc Simon Greenland - Development Control Department
Dave Sharp - Building Control Department

BUDDSODDWYR MEWN POBL
INVESTORS IN PEOPLE

WATKIN JONES HOMES

MATTHEW HOUSE, LLYS EDMUND PRYS, ST ASAPH BUSINESS PARK, ST ASAPH, DENBIGHSHIRE LL17 0JA
TELEPHONE : 01745 538200 • FAX : 01745 538204
www.watkinjones.com

Our Ref: MD/WCB/04

3rd December 2004

Environmental services Directorate
Crown Buildings,
P.O.Box 1297,
Wrexham.
LL13 8ZE

For the attention of: Ms Angela Thompson

Dear Madam

Reference – Former Garth Brickworks, Trevor.

Please find enclosed a copy of the remediation strategy for the above named development for you review and comments in line with your requirements as discussed in our meeting held on Tuesday 19th October 2004 at your offices in Wrexham.
I have also sent a copy of the report to the planning department.
I look forward to hearing from you shortly.

Yours faithfully
for Watkin Jones Homes

Mathew Davies
Technical Manager

CC EMP (Technical Director)

4216

WREXHAM COUNTY BOROUGH COUNCIL
RECEIVED
06 DEC 2004
PUBLIC PROTECTION DEPT.

TREVOR BRICK WORKS, LLANGOLLEN
SITE REMEDIATION STRATEGY

Watkin Jones Homes

B1391/RemStrat1/HLJ
November 2004

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2. Ground and Groundwater Conditions	2
3. Ground Contamination	3
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1. Introduction.

1.1 Watkin Jones Homes propose to redevelop the former Garth Brickworks, in Trevor near Llangollen with 40 high quality detached properties, with associated access roads, driveways, and walkways. Within the centre of this site a green recreation area is proposed.

1.2 Two ground investigations have been undertaken at the site to determine the geological and geotechnical properties, and contamination status of the ground strata. The findings of the investigations are presented in two reports:-

1) Geo-Environmental Investigation, Former Garth Brickworks, Trevor, Llangollen. Report Ref. C2201 July 2003. GeoDelft Environmental

2) Phase 2 Site Investigation, Former Garth Brickworks, Trevor, Llangollen. Report Ref. B1391SI. July 2004. Egniol Ltd.

The findings of the two investigations have been assessed and used in the development of the Remediation Strategy.

1.3 This report presents the proposed Remediation and Validation Strategies. The Remediation and Validation Strategy has been prepared by Egniol Ltd on the instruction and on behalf of Watkin Jones Homes in response to Planning Condition 10 which states:-

"Development shall not begin on site until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. The 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. Where remediation works are required, the development shall not be occupied/used until a validation report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority."

2. Ground and Groundwater Conditions.

Geology and Ground Strata.

2.1 The GeoDelft Environmental report indicates that the site was formerly a quarry and mine before becoming a brickworks. It is probable that clay and sandstone were recovered from the quarry, the worked face of which marks the north east, north west and south west boundaries to the development site. The published geological map indicates the site to be directly underlain by mudstones and sandstones of the Carboniferous Gwespyr Sandstone Formation which overly Holywell Shales and Cefn-y-Fedw Sandstone. No superficial or drift deposits are indicated.

2.2 The findings of the investigations confirmed the ground strata to comprise a granular made ground overlying thin and sporadic superficial deposits over mudstone and sandstone bedrock. The made ground forms a mantle to the site to depths between 0.05m and 1.60m and is predominantly a sandy gravel with gravel and cobble sized fragments of brick and concrete and occasional ash and glass. The superficial deposits when found below the made ground are either a grey or brown clay or a gravel of very weathered mudstone. The weathered mudstone which grades into a more competent mudstone and sandstone bedrock is found at depths of 0.60m to 3.10m below ground level, but typically at depths of 0.60m to 1.60m below ground level.

Groundwater

2.3 Groundwater was encountered only occasionally (4 from 21 locations) as small volume inflows at depths of 0.06m to 2.90m. Where present the perched groundwater was found where more competent mudstone was encountered.

3. Ground Contamination

3.1 The following analytes were detected at concentrations which exceed recognized trigger levels and are considered to be of significance in relation to posing a potential risk to site users. The elevated concentrations were detected in samples taken from between ground level and a depth of 1.00m

Analyte	Concentration Range (mg/kg)	Soil Guideline Value (mg/kg)	No. exceeding SGV
Arsenic	21 to 63	20	8/27
Copper	133 to 223	130	3/27
Nickel	54 to 94	50	9/27
Zinc	466 to 1240	300	3/27

Elevated concentrations of polyaromatic hydrocarbons were detected in samples at 2.0m from one location. Further analysis indicated the substance to be naphthalene.

3.2 Exceedences of the relevant soil guideline values have been recorded for arsenic, copper, nickel and zinc, with respect to risks to human health. Since the sites end-use is residential, there is the possibility that future residents could be exposed to contaminants.

4. Remediation Strategy

4.1 The principle adopted in the design of the remediation strategy has been to break the source – pathway – target link. The elevated concentrations of contaminants present within the upper 1.00m of made ground present a risk to site residents by direct contact. The total removal of all the source material is unfeasible and uneconomic and therefore the method proposed in the remediation design is to provide a 'barrier layer' to prevent or minimize direct contact with the made ground. By the removal or prevention of the 'pathway' the potential risks will be removed.

4.2 In areas where structures, access roads, driveways and pathways exist the 'barrier' layer will be provided by the engineering construction materials. Typically these will comprise various thicknesses of compacted granular materials, sub-base and base courses, concrete, tarmacadam, brick paviers in roads, driveways and paths and substantial concrete slabs in structures.

4.3 In garden areas the 'barrier' layer will comprise a 600m thick capping layer of natural, uncontaminated material. The capping will comprise granular or cohesive materials, depending on the availability of source material, together with sufficient thickness of subsoil and topsoil materials, to create a total capping thickness of not less than 600m when placed. The capping layer will be placed directly upon the existing made ground, which will have been subjected to site clearance, grading and preparation. A geotextile material (Terram or similar) will be placed between the prepared surface and the capping material to facilitate placement and minimize mixing. All capping materials will be placed in layers and proof rolled to minimize future settlement and ensure a completed thickness of 600m is achieved.

4.4 No specific remediation strategy is proposed with respect to the elevated concentrations of naphthalene, due to the depth (2.00m) and isolated occurrence (TP 10 only). The site wide barrier layer, of construction materials or capping layer will prevent direct contact or the release of vapours further. However any houses constructed within 30m if the location of naphthalene detection will include a low gas permeable membrane within their slab construction as an additional gas/vapour barrier.

5. Validation testing

5.1 All activities associated with remediation of the site will be subject to a programme of monitoring and validation.

Monitoring – will be undertaken by the 'contractor' and will involve the preparation of a file on all site activities and works associated with remediation. This will include drawings, records, delivery records, measurements, photographs site diaries, minutes of meetings, progress charts, details of variations, monitoring records and any other documented evidence of site works connected with the remediation scheme.

Validation – will be undertaken by and 'independent third party' and will involve the preparation of a file on site remediation works and the monitoring and checking of those works. The monitoring and checking will typically involve a 'construction quality assurance' activity including the collection and analysis of samples of materials, the checking of thicknesses and extent of capping materials, material quality analysis and the confirmation that works have been carried out in accordance with the specification.

Chief Public Protection Officer/Prif Swyddog Gwarchod y Cyhoedd
Andy Lewis
Crown Buildings, PO Box 1297, Wrexham. LL13 8ZE Tel: 01978 297005 Fax: 01978 297003 Minicom 01978 292067
Adeiladau'r Goron, PO Box 1297, Wrecsam. LL13 8ZE Ffôn: 01978 297005 Ffacs: 01978 297003 www.wrexham.gov.uk

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

Mr Mathew Davies
Watkin Jones Homes
Matthew House
Llys Edmund Prys
St Asaph Business Park
St Asaph
Denbighshire
LL17 0JA

Your Ref/Eich Cyf	MD/AT/04
Our Ref/Ein Cyf	AT/P2004/0778
Date/Dyddiad	06 December 2004
Ask for/Gofynner am	Angela Thompson
Direct Dial/Rhif Union	01978 297041
E-mail/E-bost	angela.thompson@wrexham.gov.uk

Visit our website at:
www.wrexham.gov.uk

Dear Mr Davies

FORMER GARTH BRICKWORKS SITE AT TREVOR

Thank you for providing copies of the 'Geo-environmental investigation' prepared by GeoDelft Environmental dated 25 July 2003 and the 'Phase 2 Site Investigation' prepared by Egniol dated 09 September 2004 for the above site.

Due to the fact that I have received the reports since our meeting on the 19 October 2004 (and prior to this I had only seen an incomplete draft version of the Egniol report) it is possible that I have raised new concerns in this letter that I was not in a position to raise earlier. Therefore, should you have any queries regarding this letter, please do not hesitate to contact me. Your consultant may like to contact me to discuss the issues in this letter

GeoDelft Environmental Report

1. All information/data referred to in the report should be enclosed as an Appendix i.e. the historical maps, Envirocheck report, mining data and statistical calculations for assessment of the soil analysis results.

2. Section 3.3 refers to water abstractions. Having checked our private water supply records there appears to be 2 domestic abstractions within 2km of the site. Both are from springs, one approximately 1,160m to the south west and one 1,610m to the south west. Whilst our database is extensive, it is possible that other private abstractions exist in the County Borough that this Council is not aware off.

3. A desk study would normally consider other potentially contaminative issues on or within influencing distance of the site e.g. current and former landfill sites, pollution incidents, adjacent land uses. However, these issues do not appear to have been assessed in the report and as a result I consider the investigation to be incomplete.

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4. Pages 7 and 10 refer to three mine adits known to be on the site. It is clear that adit no. 2 has been located and found to be infilled. As recommended by the report, the other two adits should be located, assessed and made safe, in terms of potential contamination and health and safety.

5. The conceptual model should be devised to help design the intrusive site investigation works i.e. prior to them taking place, and then tested and revised dependant on the findings of the intrusive investigation.

6. Page 8 of the report suggests that buried tanks may be present on site, a method for dealing with any tanks that are identified during the development works should be detailed in the Remediation Strategy. On page 9 of the report it is recommended that a local history survey is carried out to establish the location of underground structures, I would be interested to view the findings of this survey since it might highlight further potential contamination issues.

7. It is clear from the soil analysis results that elevated concentrations of arsenic and nickel are present on site. In addition, it is possible that cadmium could be a contaminant of concern too. Whilst the method of statistical assessment is suitable for the site as it is i.e. open, it is not suitable for the proposed end use of housing since the averaging area should then be on a plot by plot basis (as detailed in CLR10). Without further testing (at least 3 samples per garden, a final housing layout plan will be required for this) and risk assessment I do not consider the site suitable for housing without remedial works being necessary. In addition, in accordance with the CLR documents and Environment Agency guidance, the statistical analysis has been carried out using all samples that were taken, however, those samples taken from greater than 1.0m below ground level should not be included for human health impact assessment (unless vapours are an issue).

8. Please could you provide a copy of Appendix 2 (screening results) which is referred to at the top of p14, it has not been included in the report.

9. Paragraphs 7.2.2 and 7.2.3 discuss the results of the water monitoring, however, having cross referenced these with the lab results, it appears that the results have been mixed up. These should be checked and re-assessed. Until this has been carried out I will not be in a position to provide any comments on these issues.

10. I do not consider the remedial works detailed in section 7.3 (i.e. excavation of material to remove the risk) to be suitable based on the findings of the Egniol assessment (see below).

Egniol Report

1. It should be noted that the ICRCL and Dutch levels should only be used as an indicator of potential contamination issues since the former has been officially withdrawn from use and the latter is not authoritative UK guidance.

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2. With regard to all hydrocarbon contamination identified at the site:
   - the hydrocarbon contamination in trial pit 3 at 0.7-1.8m bgl and trial pit 9 at 1.0-1.5m bgl does not appear to have been fully quantified and assessed since just TPH analysis was carried out on the former and no testing was carried out on the latter;
   - there is limited analysis of the risks from volatiles, in particular actual quantification of the volatiles present. Furthermore, the remediation measures detailed in paragraph 5.13 are limited and detailed proposals will need to be agreed prior to the commencement of works on site; and
   - the R&D 20 assessment for controlled waters is not mentioned until paragraph 5.9 in the conclusions. Further discussion of how the assessment was conducted and information as to the source of the figures that have been inserted into worksheet should be provided.

   Therefore, with regard to the hydrocarbon contamination, I consider there to be some gaps in the assessment of the hotspots identified.

3. With regard to the recommendation provided in 5.16, an agreed procedure (between yourself, your environmental consultant, and the Council) should be in place so as to ensure that any previously unidentified contamination is adequately assessed. This procedure should include inspections of all excavations by your environmental consultant prior to infilling with concrete or backfilling with other materials. The inspections should be recorded in writing and included within the validation report.

4. In summary, both reports indicate that ground contamination by metals and hydrocarbons is present at the site. As concluded by the Egniol report (paragraph 5.14), ground contamination is sufficient so as to require a cover of clean material to be placed in garden areas. However, without validation testing to indicate that certain plots do not need clean cover in garden areas, I do not agree that it should be limited to only plots where elevated concentrations have been found. This is because the soil analysis results are supposed to be representative of the whole site and the variety of concentrations that could feasibly exist in the different types of ground conditions.

5. All remediation works will need to be inspected and validated in writing by a suitably experienced third party.

6. The Egniol report does not assess or compare the findings of the GeoDelft report with its own findings. This would have been particularly relevant with regard to the hydrocarbons identified in trial pits 3 and 6 of the GeoDelft report.

Yours sincerely

Angela Thompson

Angela Thompson
Contaminated Land Officer

cc Simon Greenland - Development Control Department
Dave Sharp - Building Control Department

BUDDSODDWYR MEWN POBL
INVESTORS IN PEOPLE

Ni Contamination Result (mg/kg) (x_i)	Log Concentration ($y_{i = \log(xi)}$)
50.7	1.705007959
37.5	1.574031268
67.1	1.82672252
69	1.838849091
21.4	1.330413773
55.1	1.741151599
94.6	**1.975891136**
54.6	1.737192643
18.8	1.274157849
34	1.531478917

Egniol Report

Mean Average (x)	Average (y_{mean})
50.28	1.653489676
Standard Deviation (s)	Standard Deviation (Sy)
23.31688944	0.224876831

$T=(y_{max} - y_{mean}/Sy$

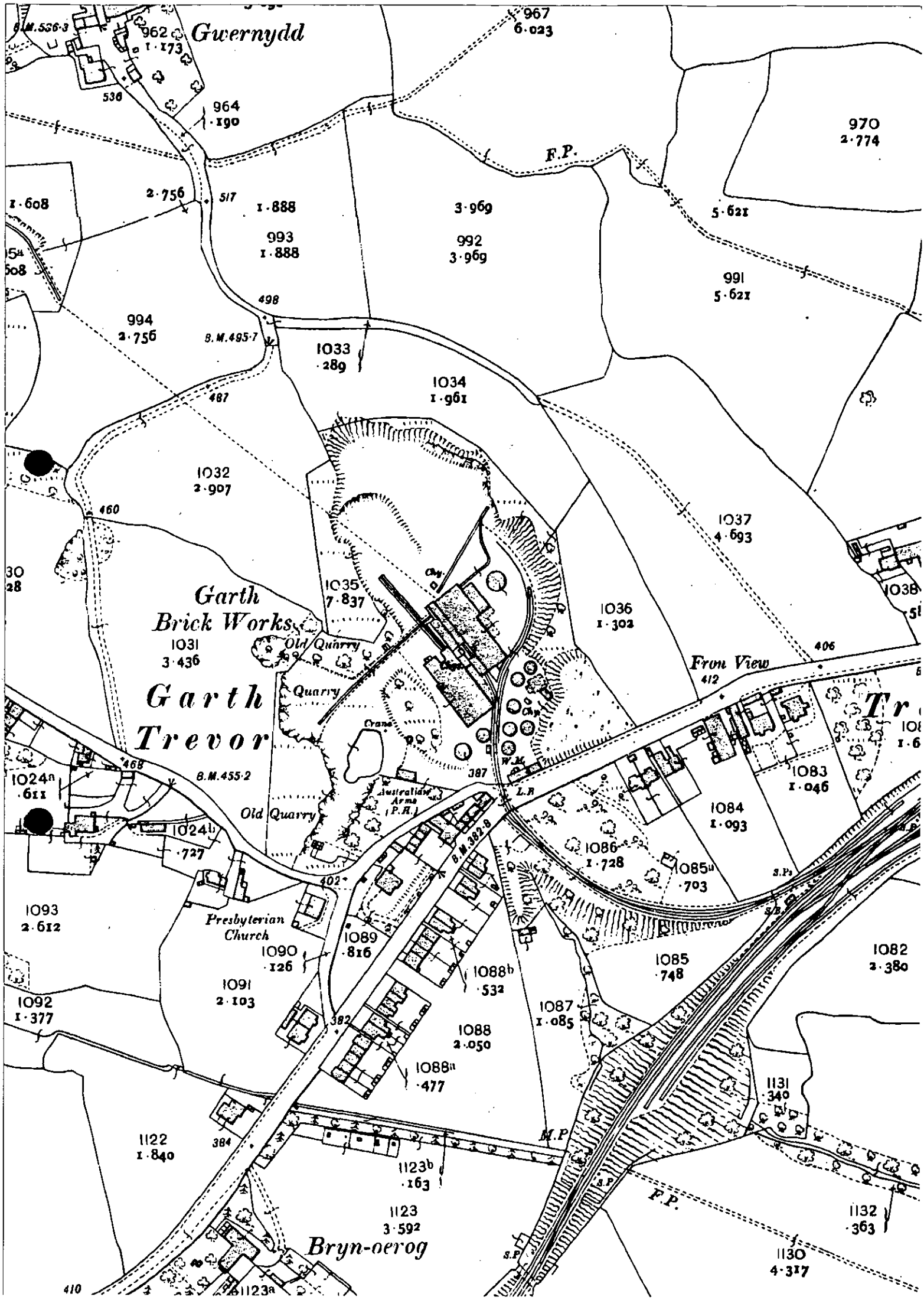
1.433680202 T is not an Outlier.

n (number of samples) = 10

$US_{95} = x + t.s/$ sq root n

63.79552993 mg/kg

Ni SGV for Res. with Plant = 50mg/kg - fail.


Gwernydd
962
1·173
964
·190
967
6·023
970
2·774
F.P.
2·608
2·756
517
1·888
993
1·888
3·969
992
3·969
5·621
991
5·621
994
2·756
498
B.M.495·7
1033
·289
1034
1·961
487
1032
2·907
460
1037
4·693
1035
7·837
Garth
Brick Works
1031
3·436
Old Quarry
Quarry
Crane
Garth
Trevor
1036
1·302
From View
406
412
468
B.M.455·2
1024a
·611
1024b
·727
Old Quarry
Australian Arms (P.H.)
387
L.R
1083
1·046
1084
1·093
1086
1·728
1085a
·703
S.P.
B.M.382·8
402
1093
2·612
Presbyterian Church
1089
·816
1090
·126
1091
2·103
1092
1·377
1088b
·532
1087
1·085
1085
·748
1082
2·380
382
1088
2·050
1088a
·477
1131
·340
M.P.
1122
1·840
384
1123b
·163
S.P.
F.P.
1132
·363
1123
3·592
Bryn-oerog
1130
4·317
410
1123a

As Contamination Result (mg/kg) (x_i)	Log Concentration ($y_{i = \log(xi)}$)		GeoDelft Report, July 2003
2	0.301029996		
4	0.602059991		
3	0.477121255		
42	1.62324929		
5	0.698970004		
63	**1.799340549**		
	#NUM!		
	#NUM!		
	#NUM!		
	#NUM!		
	#NUM!	Mean Average (x)	Average (y_{mean})
	#NUM!	19.83333333	0.916961848
	#NUM!	Standard Deviation (s)	Standard Deviation (Sy)
	#NUM!	26.17950853	0.631973028
		$T=(y_{max} - y_{mean}/Sy$	
	T=	1.396228419	T is not an Outlier.
		n (number of samples) = 6	
		$US_{95} = x + t.s/$ sq root n	
	US_{95} =	41.36912863 mg/kg	
	As SGV for Res. with Plant = 20mg/kg - fail.		

As Contamination Result (mg/kg) (x_i)	Log Concentration ($y_{i = \log(xi)}$)		GeoDelft Report, July 2003
2	0.301029996		
4	0.602059991		
3	0.477121255		
14	1.146128036		
6	0.77815125		
42	1.62324929		
1	0		
5	0.698970004		
63	**1.799340549**		
1	0		
1	0	Mean Average (x)	Average (y_{mean})
1	0	11.91666667	0.618837531
	#NUM!	Standard Deviation (s)	Standard Deviation (Sy)
	#NUM!	19.8148628	0.629969255
		$T=(y_{max} - y_{mean}/Sy$	
		1.873905764	T is not an Outlier.
		n (number of samples) = 12	
		$US_{95} = x + t.s /$ sq root n	
		22.18989117 mg/kg	
	As SGV for Res. with Plant = 20mg/kg - fail.		

Ni Contamination Result (mg/kg) (x_i)	Log Concentration ($y_{i = \log(xi)}$)		GeoDelft Report, July 2003
7	0.84509804		
7	0.84509804		
32	1.505149978		
57	1.755874856		
17	1.230448921		
39	1.591064607		
42	1.62324929		
19	1.278753601		
52	1.716003344		
4	0.602059991		
58	**1.763427994**	Mean Average (x)	Average (y_{mean})
55	1.740362689	32.41666667	1.374715946
	#NUM!	Standard Deviation (s)	Standard Deviation (Sy)
	#NUM!	20.9000145	0.41122341
		$T=(y_{max} - y_{mean}/Sy$	
		0.945257585	T is not an Outlier.
		n (number of samples) = 12	
		$US_{95} = x + t.s /$ sq root n	
		43.25249951 mg/kg	
	Ni SGV for Res. with Plant = 50mg/kg - pass.		

Ni Contamination Result (mg/kg) (x_i)	Log Concentration ($y_{i = \log(xi)}$)
7	0.84509804
7	0.84509804
32	1.505149978
39	1.591064607
19	1.278753601
52	**1.716003344**
	#NUM!
	#NUM!
	#NUM!
	#NUM!
	#NUM!

GeoDelft Report, July 2003

Mean Average (x)	Average (y_{mean})
26	1.296861268
Standard Deviation (s)	Standard Deviation (Sy)
18.17690843	0.377922687

$T=(y_{max} - y_{mean}/Sy$

1.109068309 , T is not an Outlier.

n (number of samples) = 6

$US_{95} = x + t.s/$ sq root n

40.95269396 mg/kg

Ni SGV for Res. with Plant = 50mg/kg - pass.

Cd Contamination Result (mg/kg) (x_i)	Log Concentration ($y_{i = \log (xi)}$)	GeoDelft Report, July 2003	
1	0		
1	0		
1	0		
2	**0.301029996**		
1	0		
2	0.301029996		
	#NUM!		
	#NUM!		
	#NUM!		
	#NUM!		
	#NUM!	Mean Average (x)	Average (y_{mean})
		1.333333333	0.100343332
		Standard Deviation (s)	Standard Deviation (Sy)
		0.516397779	0.155451221
		$T=(y_{max} - y_{mean}/Sy$	
		1.290994449	T is not an Outlier.
		n (number of samples) = 6	
		$US_{95} = x + t.s /$ sq root n	
		1.758132632 mg/kg	
	Cd SGV for Res. with Plant = 2mg/kg - pass.		

Cd Contamination Result (mg/kg) (x_i)	Log Concentration ($y_{i = \log (xi)}$)	GeoDelft Report, July 2003	
1	0		
1	0		
1	0		
1	0		
1	0		
2	**0.301029996**		
1	0		
1	0		
2	0.301029996		
1	0		
1	0	Mean Average (x)	Average (y_{mean})
1	0	1.166666667	0.050171666
		Standard Deviation (s)	Standard Deviation (Sy)
		0.389249472	0.117175767
		$T=(y_{max} - y_{mean}/Sy$	
		2.140872096	T is an Outlier.
		n (number of samples) = 12	
		$US_{95} = x + t.s/$ sq root n	
		1.368477159 mg/kg	
	Cd SGV for Res. with Plant = 2mg/kg - pass.		

NOTE OF MEETING WITH MATTHEW, WATKIN JONES (01745 538200) & HUGH LITTLE JONES, EGINIOL WITH ANGELA THOMPSON (WCBC SCIENTIFIC OFFICER) ON 19 OCTOBER 2004

AT only has a draft report by Eginol and no copy of the GeoDelft report (as was agreed would be sent by Matthew after the site visit).

Matthew agreed to send copies of both reports, along with a revised site layout drawing (it is very different to that previously proposed at the Development Team Meeting). Janet Medcalfe has actually been sent 5 copies of the Egniol report but Mathew said it would be easier for him to send one directly to me.

AT queried the following:

- whether glass jars were used for the relevant organics (i.e. PRO, PAH US EPA16, semi vol's) and stressed that it was very important that they should be (HLJ not sure will check);
- whether there is Phase 1 report (yes, in the GeoDelft report)
- that there are no descriptions for trial pits 9, 10 and 11 and section 4 is missing.
- 3.14 As levels are not low and if they are naturally occurring then this is still a human health problem and therefore still needs further assessment
- need full validation of any clean imported fill, inc. depths placed etc...

Egniol agreed to re-assess the hot spot of napthalene, it has been proposed that a vapour barrier is installed in any nearby houses. This may be sufficient however does not address any potential pollution issues of the minor aquifer. Solid geology is shallow c. 1.5m and groundwater ingress was noted on top of the mudstone - probably perched. AT recommended that they contact the EA to obtain their opinion on the situation.

It was agreed that the best option to deal with As and other similar type of contaminants was a clean cover layer, Egniol has proposed 1m but AT agreed that with reference to the new BRE guidance this could be lower i.e. 600mm or even less if it was demonstrated to be ok. This would be for gardens only.

In areas of hard standing, i.e. roads, driveways, houses then clean hardcore construction material would be used.

Prepared by Angela Thompson
20 October 2004

P/2004/0778 (WK/200419479)

Contaminated Land - It is noted that the site of the proposed development is a former quarry. Following the Development Team Meeting, I am aware that contaminated infill material exists at the site. In light of this, it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following condition and note to applicant be applied to any future consent that may be granted.

Condition
Development shall not begin on site 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. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactory carried out has been submitted to and approved in writing by the Local Planning Authority.

Note to applicant
Further advice on compliance with this condition may be obtained by contacting the Council's Environmental Protection section on 297041.

Angela Thompson
26 July 2004

P/2004/0778 SITE VISIT PHOTOS 1-4 27 May 2004



(1)



(2)



(3)



(4)

MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

From:	Chief Public Protection Officer	**To:**	Chief Planning Officer (FAO: Janet Medcalf)
Our Ref.:	AT	**Your Ref.:**	Code Number: P/2004/0778
Date:	28 June 2004	**Number of Pages:**	1

RESIDENTIAL DEVELOPMENT, LAND AT FORMER GARTH BRICKWORKS, TREVOR

It is noted that the site of the proposed development is a former quarry. Following the Development Team Meeting, I am aware that contaminated infill material exists at the site. In light of this, it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following condition and note to applicant be applied to any future consent that may be granted.

Condition

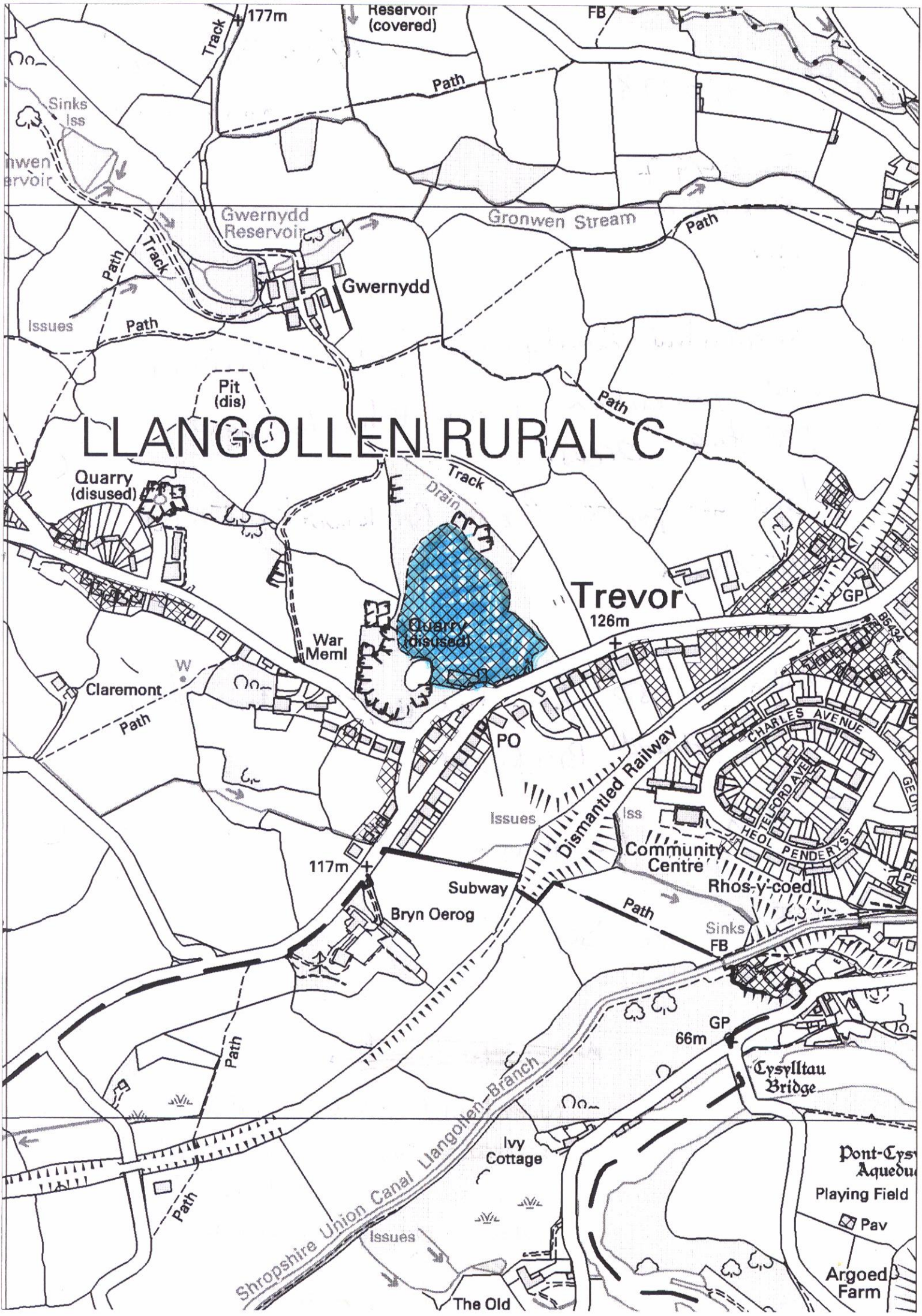
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Note to applicant

Further advice on compliance with this condition may be obtained by contacting the Council's Environmental Protection section on 297041.

Angela Ty

pp Chief Public Protection Officer


Reservoir (covered)
FB
177m
Track
Path
Sinks
Iss
Gwernydd Reservoir
Gronwen Stream
Path
Track
Path
Gwernydd
Issues
Path
Pit (dis)
LLANGOLLEN RURAL C
Path
Quarry (disused)
Track
Drain
Trevor
126m
GP
Quarry (disused)
War Meml
W
Claremont
Path
PO
CHARLES AVENUE
TELFORD AVE
HEOL PENDERYST
Dismantled Railway
Issues
Iss
Community Centre
Rhos-y-coed
117m
Subway
Bryn Oerog
Path
Sinks
FB
GP
66m
Cysylltau Bridge
Path
Path
Ivy Cottage
Pont-Cysy Aqueduc
Playing Field
Pav
Shropshire Union Canal Llangollen Branch
Issues
Argoed Farm
The Old

P/2004/0778

P/2003/0226
no record found.

326497
342450
JM

- Residential development (47 No. dwellings) and Construction of new vehicular and pedestrian access.
- land at former Gardden Brickworks Trevor Wrexham.

- within 200 from the digitised boundary of Edwards Brickyard.
- Pins No pins
- Sq. no Sq.

~~Add Comment~~.

Need std. condition due to ~~information~~ infilling known to have taken place at the site (discussed at Development Team Meeting).
AT. 24/6/04.

From: Angela Thompson
To: Dave Miller; Simon Greenland
Date: 5/27/04 2:58pm
Subject: Former Brickworks, Trevor

Dear All

This is just a quick note to update you on my visit to the above site earlier this afternoon.

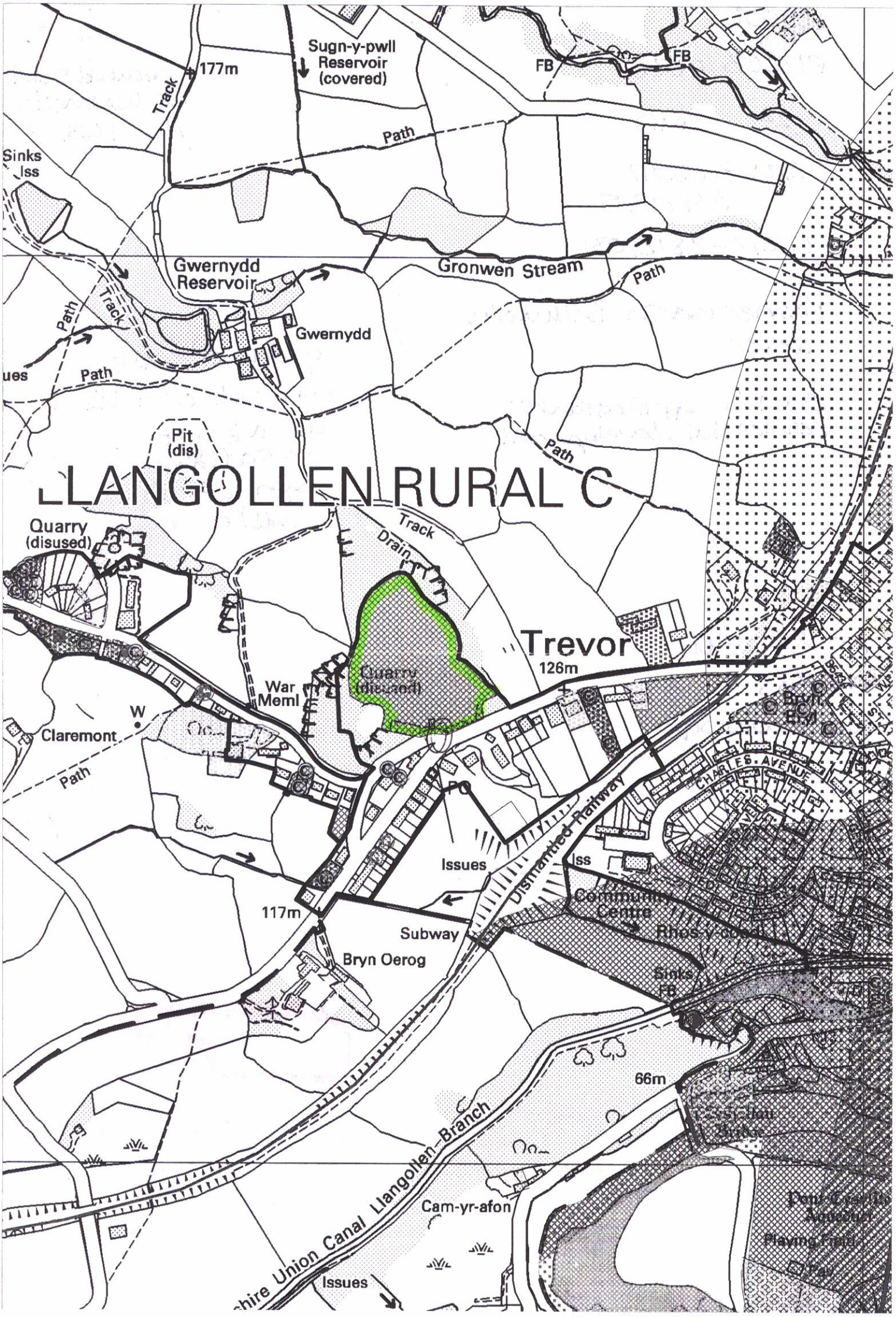
Based on the following facts, when the detailed planning application is submitted, I will recommend that our standard condition is placed on any permission granted. This should ensure that the contamination issues are assessed, and if necessary dealt with, in terms of the proposed end use.

1.. rubble type waste appears to be across the site and piled at the edges;
2. historical plans indicate former railway sidings;
3. the contamination investigation report (I have seen bits of it but do not yet have a copy) prepared by GeoDelft identifies elevated concentrations of arsenic, copper and nickel and possibly a hotspot of hydrocarbons in the lake.

I understand that Watkin Jones have not yet decided who their consultant is, but when they are commissioned they will receive a copy of the GeoDelft report. I have also suggested that if they send me a copy of the report too then I can provide any comments that I may have and they may wish to forward these to their consultant for consideration too. This will hopefully ensure that when their subsequent contamination investigation is submitted to your Department it addresses everything of concern to us.

Regards Angela

Angela Thompson
Scientific Officer
Public Protection Department


Sugn-y-pwll Reservoir (covered)
177m
Track
Path
FB
FB
Sinks
Iss
Gwernydd Reservoir
Gronwen Stream
Path
Track
Path
Gwernydd
ues
Path
Pit (dis)
LANGOLLEN RURAL C
Path
Quarry (disused)
Track
Drain
Trevor
126m
Quarry (disused)
War Meml
W
Claremont
Path
Issues
Iss
Dismantled Railway
CHARLES AVENUE
117m
Subway
Bryn Oerog
Community Centre
Rhos-y-coed
Sinks
FB
66m
Llangollen Branch
Cam-yr-afon
Issues
Playing Field

1:5000

P/2003/0226

35 MD

GR: 326512
342545

(22/2-28/2/03)

Former Garth Brickworks
Trevor

Outline application for
residential development

59249

Checked records
No Comments
AT 12/3/03

quick site visit,
on side of a hill &
all are grown
woodland, no
sign of tipping/
waste etc...

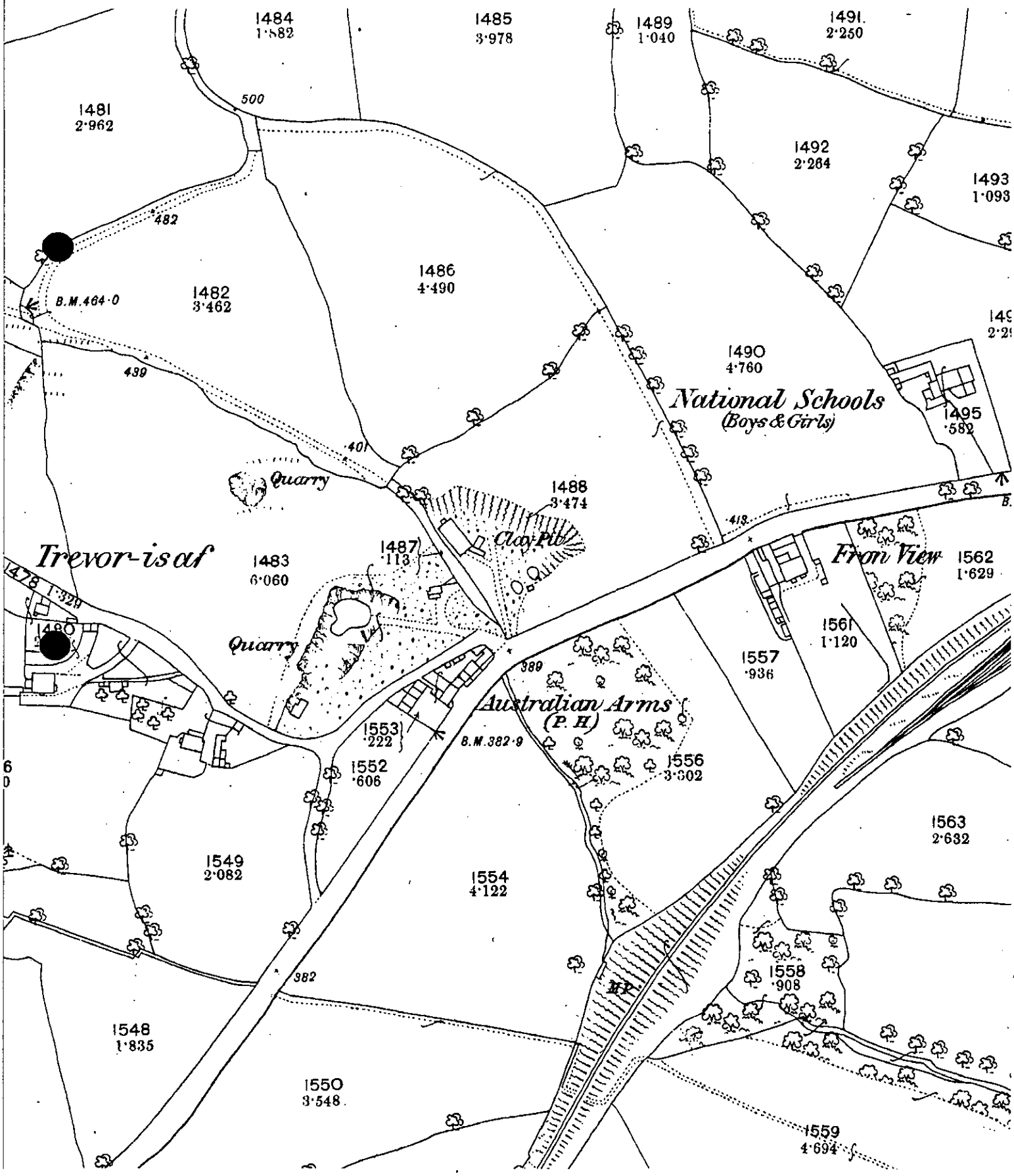
NO EA Hill
NO Pins
NO Yellow Sq

Watkinjones, Dave Nuttall.

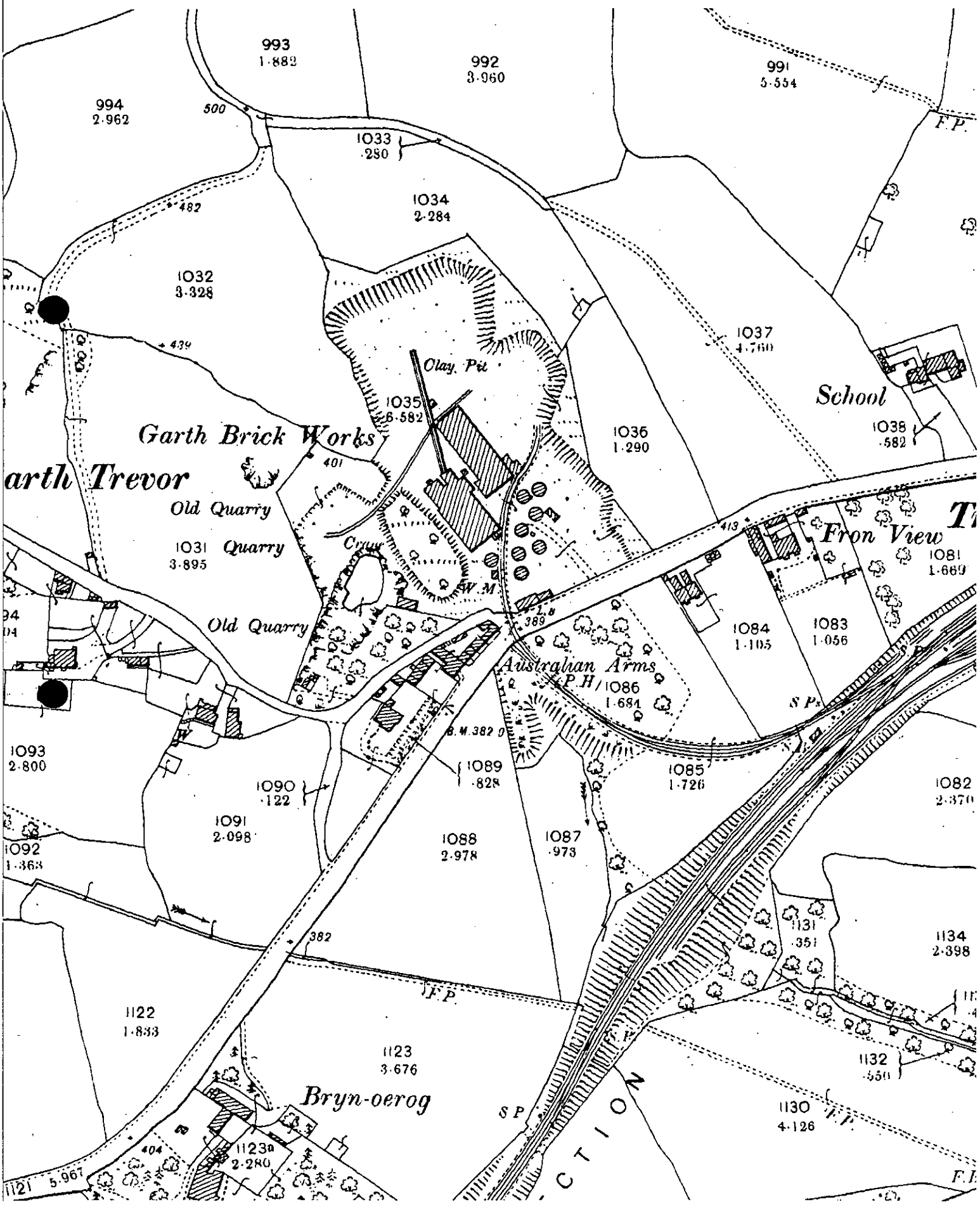
26 May 04
DTM - AT requested
site visit.
conducted on 27 May 04.
Met Matthew Davies
(watkinjones) @ site @
1.30pm. Walked round -
see photos P/2003/0226)

NEEDS A CONDITION:-
Env't Report showed
elevated metals in M/8.
AT requested a copy of report
so can provide comments before
more work done.

1875
1:2500


1484
1·582
1485
3·978
1489
1·040
1491.
2·250
1481
2·962
500
1492
2·264
1493
1·093
482
1486
4·490
1482
3·462
B.M.464·0
1490
4·760
National Schools
(Boys & Girls)
1495
·582
439
401
Quarry
1488
3·474
Clay Pit
418
Trevor-is-af
1483
6·060
1487
·113
From View
1562
1·629
1478
1480
Quarry
1561
1·120
1557
·936
389
Australian Arms
(P.H.)
1553
·222
B.M.382·9
1552
·606
1556
3·302
1563
2·632
1549
2·082
1554
4·122
382
1558
·908
1548
1·835
1550
3·548
1559
4·694

1899
1:2500

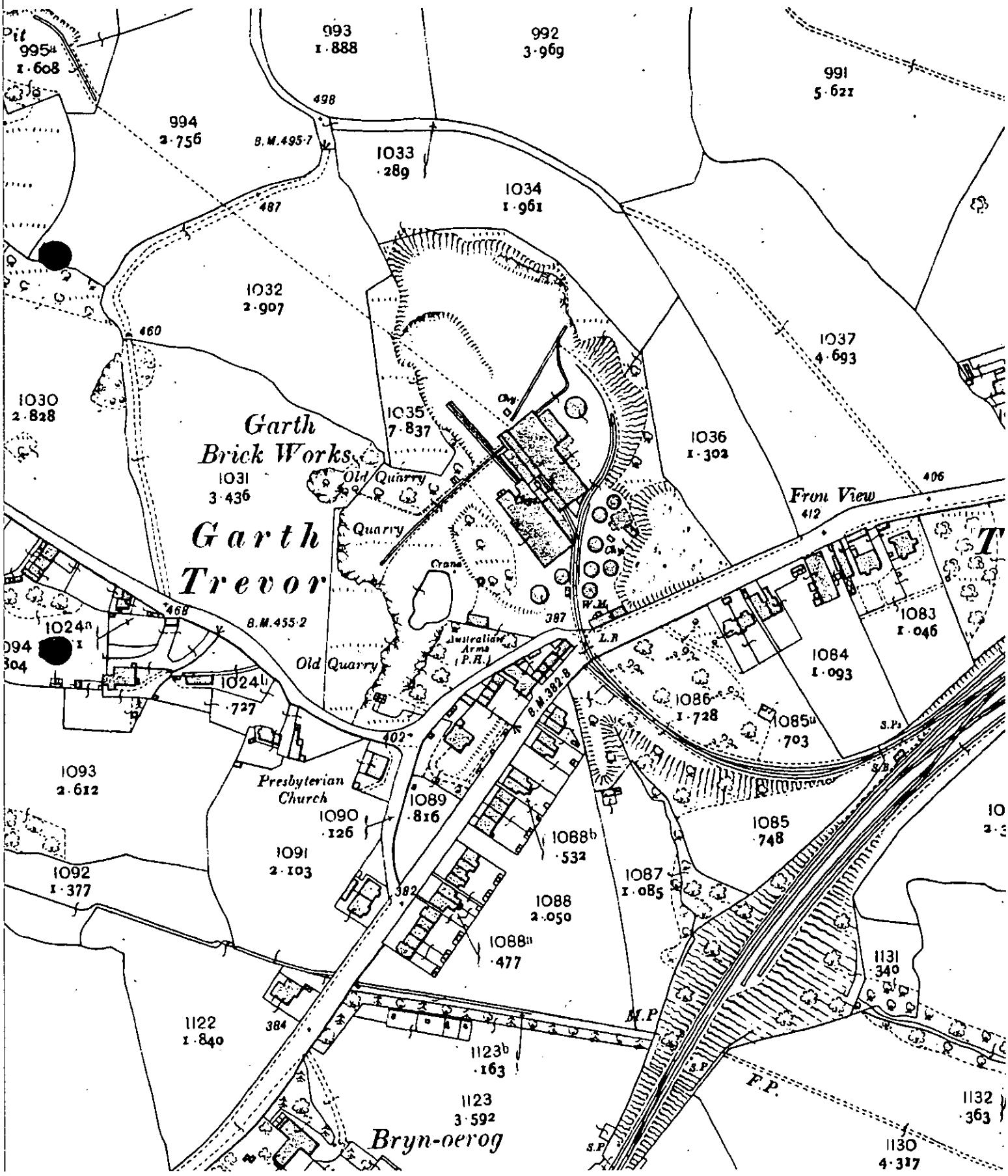

993
1·882
992
3·960
991
5·554
994
2·962
500
1033
·250
F.P.
1034
2·284
482
1032
3·328
439
Clay Pit
1037
4·760
School
1035
6·582
1036
1·290
1038
·582
Garth Brick Works
401
arth Trevor
Old Quarry
1031 Quarry
3·895
Old Quarry
413
Fron View
1081
1·669
1084
1·105
1083
1·056
Australian Arms
P.H. 1086
1·681
S.P.
1093
2·800
1089
·828
1085
1·726
1082
2·370
1090
·122
1091
2·098
1088
2·978
1087
·973
1092
1·368
382
1131
·351
1134
2·398
F.P.
1122
1·833
1123
3·676
1132
·550
Bryn-oerog
S.P.
1130
4·126
1123a
2·280
404
1121
5·967

1912
1:2500

1963 - similar to 1912
but works
extended & more
chimneys.

1977 - similar to 1963

1986 - " " 1977



Existing quarry face area

Existing quarry slopes and area southward naturally colonising with woodland tree and shrub species presently in juvenile state to be selectively thinned to permit recreational access and encourage wildlife diversification

Existing quarry face area

Ownership boundary

Approx. 3000sq.m (plus woodland) Informal grass / scree paths through quarry woodland with wider glades and open areas forming part of overall Public Open Space allocation.
Note ~ Final alignment subject to survey

Quarry face ~ exposed rock

Informal recreational access

5-6m zone adjacent site boundary to be assessed during and following development to remove dead or dying trees, raise canopies, thin overcrowding and coppice to rejuvenate all to be as agreed on site before proceeding.

Management objectives:
> Encourage development of long term spp. including Oak, Ash and Holly interspersed with pioneer spp. including Birch, Hazel and Hawthorn.

> Encourage natural colonisation and naturalistic woodland edge structure around site periphery

5-6m zone adjacent site boundary to be assessed during and following development to remove dead or dying trees, raise canopies, thin overcrowding and coppice to rejuvenate all to be as agreed on site before proceeding.

Management objectives:
> Encourage development of long term spp. including Oak, Ash and Holly interspersed with pioneer spp. including Birch, Hazel and Hawthorn.

> Encourage natural colonisation and naturalistic woodland edge structure around site periphery

Approx. 2000sq.m Public Open Space Area incorporating 415sq.m play area (content & detailing to be agreed) informal grass / stone paths and open areas fringed by existing naturalised quarry woodland to be thinned and allowed to regenerate

Path

Seating

Play area ~ 415 sq.m

Natural regeneration of woodland and woodland scrub on quarry slopes

Groundcover edge surround to 1800mm bound gravel or stone path
160sq.m @ 3/sq.m = 480no.
120no. Cornus kelseyi
120no. Cotoneaster Skogholm Coral Beauty
120no. Salix hastata Wehrhahnii
120no. Symphoricarpos chenaultii Hansock
all in bold single species groups of 60no.

Allow for planting upto 100no. Buddleia alternifolia as informal woodland edge at 1no. per sq.m (2L 40-60cm) in locations and numbers to be finally agreed on site around edge of new Public Open Space

Derwen Cottage

LLANGOLLEN ROAD (FFORDD LLANGOLLEN)

Oak Vale

Australia Arms

Railway View

WREXHAM BOROUGH COUNCIL CITY PLANNING DEPARTMENT 16 JUL 2004

Rev b ~ July 2004, entrance layout and housing arrangement revised
Rev a ~ June 2004, entrance layout revised

THE ARK COMPANY LANDSCAPE ARCHITECTS
7 THE HIGHWAY HAWARDEN FLINTSHIRE CH5 3DG TELEPHONE 01244 534342 FAX 0870 0569257
www.thearkcompany.co.uk info@thearkcompany.co.uk

Watkin Jones Homes
Proposed Residential Development ~ Trevor

Landscape proposals
Amenity open space and ecological enhancements

Dwg.No. 05/106/02 | b | Scale 1/500 | June 2004



REV C 15 JULY 04 LAYOUT REVISED

REV	DATE	DESCRIPTION

CLIENT
WATKIN JONES

JOB
GARTH ROAD/LLANGOLLEN ROAD, TREVOR, LLANGOLLEN

TITLE
SITE LAYOUT AS PROPOSED

SCALE	DATE	JOB No	DRAWING No	REV
1:500	APR'04	WH1790	L.01	C

WHP

THE WILLACY HORSEWOOD PARTNERSHIP

CHARTERED ARCHITECTS

MOLLINGTON GRANGE, PARKGATE LANE, CHESTER CH1 6NP Telephone: 01244 851891
Fax: 01244 851892 E-Mail: whp-chester@dial.com