

Angela Guy

From: Angela Guy
Sent: 31 July 2012 13:48
To: 'Asteris Homes'
Subject: RE: P/2011/0804

Hi Mike

Thank you for your email. I can comment as follows.

a) and b) You have clarified that both clay base samples were taken from Plot 1, I'd be grateful if you could forward a plan that shows the location of these sampling points. I accept the number of samples taken as being 2 for this one plot and that they were taken from the surface of the clay. The problem that does remain is the builder of Plot 2 has submitted the same clay base condition report and thus can't be correct if you say the results are just from Plot 1.

c) I will await a response from Andrew Aird on this point, but to clarify, I mean Appendix II i.e. the clay base condition report (I shouldn't have stated Appendix III, since whilst I have the same concerns about the report provided by SLC my comments on this are included under point d). At the bottom of the Appendix II report is a statement regarding the data being below the SGVs. But as I mentioned, which SGVs have been used should be clear and where there is none then the assessment criteria used instead should be referenced.

d) and e) I will await Andrews response.

f) I spoke with the EA Officer Mandy Langstaff, I'd advise you to call the EA on 08708 506506 and ask to speak to her. I know she was looking into the matter, she confirmed that whilst there is a U1 exemption at the farm, this waste shouldn't have been taken to this site due to the contamination present, however I do not know whether she progressing the matter.

kind regards Angela
Contaminated Land Officer
Direct Dial: 01978 315733

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

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From: Asteris Homes [mailto:AsterisHomes@talktalk.net]
Sent: 27 July 2012 16:45
To: Angela Guy
Cc: philip.summers@talktalk.net
Subject: RE: P/2011/0804
Importance: High

Hi Angela,

Thanks for your letter. I can answer some of the points you have raised myself, I have referred the remainder on to Andrew Aird, the author of the validation report.

Points a) and b)

Due to the recession it became clear in 2009 that it would not be economically viable to develop the site if the clay base was also contaminated. Therefore we needed to test the clay before any remediation works could begin. An area of the clay base was exposed in the rear garden of each plot and samples of clay were taken from the clay base surface. The 0.41m and 0.42m refer to the depth of top soil that was removed to expose the clay base. We were advised by Andrew that 2 samples would suffice for the area being tested.

I think things may have been further complicated by the subsequent sale of plot 2, with the result that the remediation strategy refers to both plots but the validation report only refers to plot 1.

Points c) and d) and e)

I have referred these to Andrew for response. (In point c do you mean appendix III and IV?)

Point f)

Before the soil was removed from plot 1 we were told by Andrew that it would be taken to an E.A. licensed inert tip and that controlled waste notes would be provided. We were also told that the tip owner had seen the soil analysis and was happy to accept it. I then checked with Stacey Inglis that this was the appropriate course of action before giving the go ahead. It has cost us many thousands of pounds to dispose of this soil so I need to know if I should be at all concerned by the point you have raised.

Thanks
Mike Williams
Asteris Homes Limited.

From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 26 July 2012 16:15
To: Asteris Homes
Subject: P/2011/0804

Mike

Please find attached my letter in response to the Validation Report for Plot 1. Unfortunately I have raised a number of concerns. Having looked at the lab analysis of the soil imported to site I do not have hugely significant concerns in this respect, however, I still require the issues raised under points c, d and e to be addressed (along with the other issues that I have raised).

regards Angela
Contaminated Land Officer
Direct Dial: 01978 315733

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