

Joanna Barnett

From: Sharon Holman
Sent: 16 April 2012 15:17
To: planning_admin
Subject: FW: P/2011/0804 - Plot 2 En Casa, Waen Road

P/2011/0804

Please import this email - discharge of condition no. 11

Hello Shawn,

Having considered the information attached to your email i.e. the Clay Base Condition Report prepared by Groundwork & Leisure Services Ltd dated 12/01/11, the letter from S Beech dated 30/03/12 and the Remediation Strategy, I can confirm that this Authority is satisfied with the approach.

Further I can confirm that condition no 11 of P/2011/0804 has now been discharged.
As regards the verification report required by condition no. 12, your

letter implies that a significant amount of topsoil was removed from site and thus possibly fulfils the first element of the Remediation Strategy.

However, clarification of whether all topsoil in garden areas down to the clay was removed should be provided.

Copies of the transfer notes should also be provided.

Judging by the name of the document the 'Clay Base Condition Report' provides details of the contamination status of the exposed clay - however, the report itself is not clear that this is the case.

Clarification on whether the testing was carried out on removal of the topsoil should be provided.

If this was the case then the samples should have been taken from the surface, rather than 0.4m depth.

Furthermore, it was stated that 3 samples should be collected (although this was for the 2 plots).

As is concluded, the samples collected do not appear to be significantly contaminated.

A plan showing the locations of the sampling positions and the original lab result report should be provided.

The Remediation Strategy stated that if the clay base was clean then cover with clean soil back to the original level would be provided and the soil would be certified as uncontaminated.

It is not clear from the information provided whether it is still intended to import topsoil to the site or not?

The 2 samples may be considered

to be sufficient once I am in receipt of the information that I require further clarification on, as detailed above.

Condition no. 12 is not therefore discharged until all of the required Verification details are submitted and satisfactory, and I looking forward to receiving the necessary information in due course

Kind regards
Sharon

Sharon Holman
Planning Officer
Development Control
Wrexham County Borough Council