

Joanna Barnett

From: Sharon Holman
Sent: 16 April 2012 15:02
To: planning_admin
Subject: FW: P/2011/0804 - Plot 2 En Casa, Waen Road

please import - discharge of condition - contamination submission

From: Angela Guy
Sent: 10 April 2012 12:43
To: Sharon Holman
Cc: Helen Bradshawe
Subject: RE: P/2011/0804 - Plot 2 En Casa, Waen Road

Hi Sharon

I have gone through the file and my understanding is that the Stage 1 and 2a Contamination Assessment dated Jan 2008 by Smith Grant LLP was for both plots, as was the Remediation Strategy dated July 2009 (by Asteris Homes). In relation to Stacey's email dated 01June2011, I believe she means that Condition 18 (P/2011/0006) can be discharged for both plots since the both these reports were satisfactory.

Condition 19 refers to the Verification Report and prior to your email below, we had not received any Verification documents so this element of the contamination works, for both plots, was still outstanding.

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 (which we already had received and accepted), I can comment as follows.

In brief, the Remediation Strategy stated that topsoil, down to clay, would be removed from garden areas and then the depth of 'clean' topsoil imported to the site would be dependent on test results for the surface of the newly exposed clay i.e. whether this showed contamination to be present or not. I am still satisfied with this approach.

S Beech's 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? I may consider the 2 samples to be sufficient, once I am in receipt of the information that I require further clarification on, as detailed above.

I would recommend that Condition 19 is not discharged until all of the required Verification details are submitted and satisfactory.

I note that the information you provided was just for Plot 2. I presume this means there is no Verification details at all for Plot 1 yet?

regards Angela

Contaminated Land Officer
Wrexham County Borough Council
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 Stacey Inglis (01978 315735) or Helen Bradshaw (01978 315736).

WE HAVE NOW MOVED

The Public Protection Service
Wrexham County Borough Council
Ruthin Road
Wrexham
LL13 7TU

http://www.wrexham.gov.uk/english/env_services/public_protection/about_us.htm

From: Sharon Holman
Sent: 02 April 2012 11:48
To: Helen Bradshaw; Angela Guy
Subject: P/2011/0804 - Plot 2 En Casa, Waen Road

Hello Both,

Not sure which of you will be looking at this one previously dealt with by Stacey?

The contamination investigation has already been approved by Stacey for Plot 1 but I am not sure if her approval was also in respect of plot 2. The attached documents relate to plot 2 and I would be grateful if the you could confirm that the contamination matters have been addressed.

Many thanks,
Sharon