Planning Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

24th June 2024

Dear Sir/Madam,

Re: Approval of details reserved by of condition 7 planning permission P/2021/0676 (Erection of solar park and battery storage facility at land to the north or Maleor Gas Works, Wrexham, LL13 0UW)

Corylus Planning and Environmental Ltd have been instructed by Innova Renewables Developments Ltd to submit an application for the approval of details reserved by a condition of planning permission P/2021/0676. The application has been submitted via the Planning Portal (PP-12595205).

The planning permission was approved 07/11/2022 for the following development:

Codi fferm solar a chyfleuster storio batris / Erection of solar farm and battery storage facility

This application seeks approval of details required by one condition of that planning permission.

Condition 7 of that planning permission reads as follows:

No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- *all previous uses*
- *potential contaminants associated with those uses*
- *a conceptual model of the site indicating sources, pathways and receptors*
- *potentially unacceptable risks arising from contamination at the site*

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

The application is accompanied by the following:

- Phase I Preliminary Risk Assessment, produced by GeoCon Site Investigations reference GSI 2006 MP PI Report V1 (December 2023)
- Phase II Site Investigation report, produced by GeoCon Site Investigations Ltd and reference GSI 2006 EW PII Report V1 (April 2024).

The assessments have identified that pollutants are not present at the Site and there is unlikely to be a risk to human health, groundwater or surface water. There is also unlikely to be a risk for ground gas. As a result of the low level of risk, a verification report, as required by condition 8, will not be required.

We trust that the plans meet the requirements of condition 7 of planning permission P/2021/0676. However if any additional information is required, please do not hesitate to contact me.

Yours faithfully,

Jake Locke

Assistant Planner

For Corylus Planning & Environmental Ltd