PURE
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Our ref: PRC035/DW/01
Your ref: Q/LO/75236

17th September 2024

F.A.O. Steve Grimster
Grimster Planning
5 Portal Business Park,
Eaton Lane,
Tarporley,
Cheshire, CW6 9DL

Dear Steve,

Development at Ruabon Business Park, Wrexham, LL14 6TE - Planning application P/2024/1157 relating to condition 31 of planning permission P/2018/0053

I write with regard to the attached Memorandum received from Angela Guy/Jenni Perkins dated 22nd July 2024 and reference to items 1 and 2(i).

I can confirm that Pure Residential and Commercial Limited purchased the Development land on 26th April 2019 and since we purchased the land, and prior to us purchasing the land, the land has been used for growing crops for animal feed. Therefore, I can confirm that since the Phase 1 and 2 MLM Environmental reports were prepared, in November 2015, there have been no changes to the development land in terms of us or potential contamination

Should you require any further information then please make contact.

Yours faithfully

[redacted]

David Wilkinson
Technical Director

Encl.

MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From:	Angela Guy Contaminated Land Officer	**To:**	Jenni Perkins Planning Team
Our Ref:	P/2024/1157	**Your Ref:**	P/2024/1157
Date:	22 July 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1157 RUABON BUSINESS PARK SITE, WREXHAM, LL14 6TE

DISCHARGE OF CONDITIONS 7 (MATERIALS), 22 (LANDSCAPING), 26 (INTERNAL ROADS), 28 (PARKING AND TURNING FACILITIES) AND 31 (CONTAMINATION) OF PLANNING PERMISSION P/2018/0053

The following reports have been submitted in regard to condition 31 of planning permission P/2018/0053:

- MLM Environmental, Carter Jonas, Ruabon Park, Wrexham, Phase 1 Contamination Assessment Report, Ref: 773135-REP-ENV-001, revision 0, 16 November 2015.
- MLM Environmental, Carter Jonas, Ruabon Park, Wrexham, Phase 2 Preliminary Geoenvironmental Assessment Report, Ref: 773135-REO-ENV-002, revision 0, 27 November 2015.
- BGS Geo Report, E-Geo Solutions Ltd, Radon Report, ID BGS_326495/34724, 16 May 2022.
- Written Statement 'Ruabon Business Park, Adjacent to A483, Ruabon, Wrexham, LL14 6TE: Planning approval P/2018/0053 to discharge pre-commencement condition 31 for phase 1 of the residential section of land (phase 1 Reserved Matters approval P/2020/0673).

I have reviewed the reports and have the following comments to make.

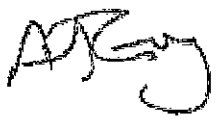
1. Whilst the Phase 1 report prepared by MLM is now 9 years old I consider it to be sufficient in principal, however a written statement by a suitably qualified person confirming that following a site inspection there have been no changes to the site since the report was prepared is required.

2. I also consider the Phase 2 report to be sufficient in principal, but subject to three matters requiring further clarification/attention:
   i) confirmation that there have been no significant changes to the site in terms of potential contamination since the report was prepared (as per item 1 above),
   ii) the findings of additional gas monitoring is provided (as per the report's recommendations in section 12.3), and
   iii) assuming gas protection measures are required these need to be detailed in a Remediation Strategy.
   iv) Section 11.6 states a remediation strategy is not required, however if gas mitigation is needed then a strategy will be needed to outline what measures will be put in place. Furthermore a strategy is also required so that any unexpected contamination is adequately dealt with, it should be detailed in the strategy how works should stop in the area of concern to allow assessment of the issue and consultation with the Contaminated Land Team. This strategy is needed as part of condition 31 and should be submitted for approval.
3. The BGS Geo Report is only regarding radon, this is not within the remit of the Contaminated Land Team and is a Building Regulations matter therefore this report has not been reviewed and is not required for condition 31.
4. The E-Geo Solutions report referred to in the Written Statement has not been submitted for the discharge of condition 31, please provide this report so that it can be reviewed (this will presumably link in with my comments regarding 2 (ii) & (iii) above. I note that the covering letter refers to a Ground Gas Investigation, presumably this is the E Geo Solutions Report? Until this report has been reviewed I cannot comment on whether I am in agreement with the conclusion that no gas protection measures (not considering radon) are required.

When the queries detailed above have been addressed I hope to be able to recommend the discharge of condition 31, however at this time I do not recommend its discharge.

Please note that no geotechnical or radon matters have been reviewed and therefore no comments have been provided as they are not within the remit of the Contaminated Land Team.

Should you have any queries regarding the above then please contact me on Ext. 8771.



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Angela Guy
Contaminated Land Officer