MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2024/1126	**Your Ref:**	P/2024/1126
Date:	09 December 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2024/1126 – DISCHARGE OF CONDITIONS 4 (ECOLOGY), 5 (DRAINAGE), 7 (CONTAMINATION), 8 (VALIDATION REPORT), 9 (MONITORING PLAN), 11 (BIOSECURITY) AND 12 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN) OF PLANNING PERMISSION P/2023/0400

WAREHOUSE, RHOSDDU INDUSTRIAL ESTATE, OLD RHOSROBIN, WREXHAM, LL11 4YL

The following additional information has been submitted to discharge condition (7) and (8) of planning permission P/2023/0400:

- JSM Developments – Tank Removal Method Statement.

The above information has been read in conjunction with the following report submitted to discharge condition (7) and (8) of planning permission P/2023/0400:

- Brownfield Solutions Ltd – Phase 1 Geo-Environmental Assessment Report, LVW Warehouse, Rhosddu Industrial Estate, Wrexham. Ref TM/C5736/13063. Dated May 2024.

Having read the above information I have the following comments to make and I trust that they will be forwarded to the appropriate person(s).

I acknowledge the method statement for the removal of the diesel tank located on the site, however it is not within the remit of the Contaminated Land Team to approve the method of removal of storage tanks and associated pipework. We are primarily concerned with if the resulting voids have been contaminated with fuel and therefore require a full investigation of the voids as detailed in Item 1 of my memorandum dated 12 August 2024.

For ease of reference I have copied my comments from my memorandum dated 12 August 2024 as these are outstanding.

1. *Section 4.5 – It is recommended within the conceptual site model that the underground fuel tank is removed under a watching brief by a geo-environmental engineer using a PID monitor. However this is not sufficient and the following information must be submitted to the Council for written approval:*
    - *an investigation to demonstrate that there have been no leaks from the tank, a report detailing the inspection, testing of the side walls and base of the excavation, as well as details on the condition of the tank, to include lab results and photographs. The report should be prepared by a suitably experience third party such as an environmental consultant. No development should commence on the area of the former tank until it has been demonstrated to a satisfactory standard that no significant residual contamination from the fuel tank remains. Should residual contamination remain then appropriate remediation works will be required.*

2. *Section 6.0 / 6.3 – I am in agreement that further intrusive site investigation works are required, particularly in relation to the underground fuel tank, discussed in Item 1 above, and in relation to potential risks from gas migration from the landfill within 250m of the proposed development.*

I am unable to recommend the discharge of conditions (7) and (8) until the outstanding investigations, detailed above, have been undertaken and the reports have been submitted to the Council for written approval.

Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer