MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2024/1157	**Your Ref:**	P/2024/1157
Date:	05 February 2025	**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 additional information has been submitted for the discharge of condition 31 of planning permission P/2018/0053:

- Groundsolve Ltd – Remediation Strategy for Phase 1 Development Area, Ruabon, Wrexham, Ref: GSL3227R01. Dated 15 January 2025.

The above additional information has been read in conjunction with previous reports submitted for the discharge of 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).
- E-Geo Solutions – Geotechnical and Ground Gas Investigation Report. Plot 1, Plot 2, Plot 3 Ruabon Park, Watkin Way, Ruban LL14 6EP. Report No, E1450.GGC.R1. Dated May 2022.

- Pure Residential & Commercial Limited - Written Statement at 'Development at Ruabon Business Park, Wrexham, LL14 6TE – Planning application P/2024/1157 relating to condition 31 of planning permission P/2018/0053. Dated 17 September 2024
- NHBC Risk Guide – Radon/Gas Protection (Revised 01/24)

I can confirm that I am in agreement with the proposed remediation strategy for Phase 1 of the development however please note my comments regarding the following:

- It is stated on page 15 '*If unexpected ground conditions, such as deep organic rich Made Ground or evidence of visual and / or olfactory contamination is encountered within the Phase 1 Plot 4 area that would alter the CS1 classification, in the absence of further ground gas monitoring, The plot 4 area must be upgraded to a CS2 classification for which ground gas protection measures are required.'*

  I am not in agreement with this statement. Should unexpected ground conditions be encountered then the developer should have an appropriately qualified third party, such as their chosen environmental consultant, re-evaluate the gas risk assessment to determine if further gas monitoring would be required and / or if the upgrading to gas protection measures is warranted. The Council should be informed with the updated risk assessment and proposed gas protection measures, if deemed necessary, being submitted to the Council for written approval.

I can now recommend the partial discharge of condition 31, in relation to Phase 1, Plots 1 to 4. Please note that Phase 2 is still outstanding.

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



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Stacey Inglis
Contaminated Land Officer