



Tier Environmental response to queries raised by Wrexham CLO for Bryn Lane dated 20th October 2023

Tier Consult Group ‘Ground Investigation Report for Bryn Lane – Full Planning Areas, Wrexham, TE1750-TE-00-XX-GE-001-V02, Version 2.0, 18 August 2023 Draft, Prepared for Net World Sports (It should be noted, that these queries raised are in relation to Version 2.0 of the report (Draft) however a Version 5.0 of the report (Final) was issued on 20th October 2023

1. A copy of the Preliminary Risk Assessment Report (PRA) (appendix I) should be submitted for review. Appendix H which forms part of the PRA should also be provided. It will be necessary to confirm that we are satisfied with the sufficiency of the PRA. – **Please refer to updated version of the Preliminary Risk Assessment Report provided. This has now been included within Appendix H and Appendix I of the updated GIR: “TE1750-TE-00-XX-RP-GE-001-V05, dated 20th October 2023.”**
2. It is understood from the EIA that based on the PRA findings there were 20 former/existing ponds on the land. As the main potential source of concern, a plan which shows the location of the ponds should be made available. Details of which of those ponds were targeted by the site investigation should be provided, it is noted that TP117, TP118, TP119, TP121 were targeted positions in the vicinity of an historic pond and WS105 & HDP103 targeted another pond but were any other ponds targeted too? For those ponds not investigated, details of potential risks associated with them should be provided along with recommendations for any works which may be required. – **Please see attached combined plan of both “outline” and “detailed” planning areas which shows historic potentially infilled ponds were investigated, with the exception of the pond in the southwest corner due to its location being underlain by an existing sewer. It is anticipated that this pond will be investigated as part of the enabling works on Site.**
3. It is noted that of the trial pits 101-121, near surface samples were collected and with the exception of 117 and 118 which were in the vicinity of a historic pond there was no made ground identified. In the hand dug pits made ground was identified in 4 of the 7. And in the window sample holes a water sample was taken from one where made ground was identified. It is unclear from the reporting whether the hand dug pits and window sample position (WS111) were also in the location of former ponds and if so, whether the sampling and testing undertaken for all those where made ground was identified was to establish if any risks were present from those infill materials. – **As above, please see attached plan which details all exploratory holes in locations of historic ponds as of 1872 Ordnance Survey mapping.**
4. Further gas monitoring works were being undertaken, what were the findings of this work? – **Please refer to report “TE1750-TE-00-XX-RP-GE-001-V05” Issued on 20th October 2023 which details the final ground gas monitoring results and ground gas risk assessment based on the total 4 No. visits conducted.**
5. Potential gas risks have been identified in relation to monitoring undertaken at WS105, this location was targeting an historic infilled pond. Do any of the other ponds present similar risks and will they require a similar approach to that proposed for this pond (i.e. Gas protection measures or removal of the source). – **Please refer to report “TE1750-TE-00-XX-RP-GE-001-V05” Issued on 20th October 2023 which details the final ground gas monitoring results and ground gas risk assessment based on the total 4 No. visits conducted. As outlined in the report, it is considered that these soils are to be removed due to their soft organic nature.**



Tier Consult Group 'Ground Investigation Report for Bryn Lane – Outline Planning, Wrexham, TE1749-TE-00-XX-RP-001-V03, Version 3.0, 21 August 2023 Final, Prepared for Net World Sports

1. As for 1 above. – Please refer to updated version of the Preliminary Risk Assessment Report provided. **This has now been included within Appendix H and Appendix I of the updated GIR: “TE1749-TE-00-XX-RP-GE-001-V04, dated 20th October 2023.”**
2. As for 2 above, although in regard to the actual locations investigated it is noted that for this investigation TP13, TP14 and TP16 targeted a pond, and WS02 & WS04 targeted another pond, but were other targeted too? **Please see attached combined plan of both outline and detailed planning areas which shows historic potentially infilled ponds were investigated.**
3. Similar to 3 above, was the made ground found in 3 of the hand dug pits in the location of the former ponds? **As above, please see attached plan which details all exploratory holes in locations of historic ponds as of 1872 Ordnance Survey mapping.**
4. As for 4 above – Please refer to report “TE1749-TE-00-XX-RP-GE-001-V04” Issued on 20th October 2023 which details the final ground gas monitoring results and ground gas risk assessment based on the outline planning investigation – Tier have recommended in further works, additional monitoring to be undertaken to support the discharge of appropriate planning conditions associated with the “outline planning” area.
5. Similar to 5 above, are there other ponds with potential gas risks. Please refer to report “TE1749-TE-00-XX-RP-GE-001-V04” Issued on 20th October 2023 which details the final ground gas monitoring results and ground gas risk assessment based on the outline planning investigation – Tier have recommended additional monitoring to be undertaken to support the discharge of appropriate planning conditions associated with the “outline planning” area. Please note, however, that the only sources of ground gas were the organic soils within the infilled ponds. It is considered these are likely to be removed as they are geotechnically unsuitable to provide a stable development platform.