

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Gwyn Humphreys
Planning Officer

Our Ref: P/2023/0497

Your Ref: P/2023/0497

Date: 25 September 2023

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0497 LAND NORTH OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM

HYBRID APPLICATION SEEKING: FULL PLANNING PERMISSION FOR DEMOLITION
OF EXISTING BUILDINGS AND THE SEVERABLE AND PHASED ERECTION OF CLASS
B1C/B2/B8 DEVELOPMENT WITH ANCILLARY CLASS B1A FLOORSPACE AND
ASSOCIATED INFRASTRUCTURE (INCLUDING SUBSTATION AND ACCESS);
AND
OUTLINE PLANNING PERMISSION FOR THE SEVERABLE AND PHASED
CONSTRUCTION OF CLASS B1C/B2/B8 DEVELOPMENT WITH ANCILLARY CLASS
B1A FLOORSPACE; RETAIL, DRIVE-THRU, HOTEL, PETROL STATION (CLASSES
A1/A3/C1/SUI GENERIS); AND ASSOCIATED INFRASTRUCTURE (ALL MATTERS
RESERVED)

Further to my Memo dated 15 August 2023 two reports have now been submitted as part of the planning application, these have been reviewed and commented on as detailed below. Both reports refers to the Preliminary Risk Assessment (PRA) for the site report reference: "TE1624-TE-00-XX-RP-GE-001-V03" dated June 2023. It is understood the PRA covers both the outline planning and detailed planning areas of the Site. However whilst a full copy of the report forms Appendix I in both reports this Appendix has not been submitted.

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

In principle the report is satisfactory, however there are a number of queries which require clarification and potentially further investigation:

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.

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.
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.
4. further gas monitoring works were being undertaken, what were the findings of this work?
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).

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

6. as for 1 above.
7. 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?
8. Similar to 3 above, was the made ground found in 3 of the hand dug pits in the location of the former ponds?
9. As for 4 above
10. Similar to 5 above, are there other ponds with potential gas risks.

Based on the above comments, my recommendations remain unchanged i.e. it will be necessary to condition any future consent, this is to ensure that any remaining potential contamination issues are adequately dealt with. The works undertaken to date will be taken into account and are relevant, however further works as detailed above are required. A remediation strategy will also be required. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

ZP02A CONTAMINATED LAND - VERIFICATION REPORT

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

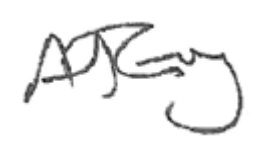
Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section on 01978 298989 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environment and Planning section prior to commencement of works on site.

Please note the reports both cover geotechnical matters and radon, however I have not reviewed those elements of the reports as they are not within my remit.

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



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Angela Guy
Contaminated Land Officer