

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Gwyn Humphreys
Planning Officer

Our Ref: P/2023/0497

Your Ref: P/2023/0497

Date: 08 November 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); 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)

LAND NORTH OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM

Further to my Memo dated 25 September 2023 further details have been submitted to the Planning Team, these are:

- A statement entitled "Tier Environmental response to queries raised by Wrexham CLO for Bryn Lane dated 20th October 2023" prepared by Tier Environmental Ltd
- Tier Consult Group 'Ground Investigation Report for Bryn Lane – Outline Planning, Wrexham, TE1749-TE-00-XX-RP-GE-001-V04, Version 4.0, Final' dated 20 October 2023

The Statement and Report have been reviewed and commented on as detailed below.

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

The Statement addresses the queries I made in my Memo dated 25th September 2023 to the Planning Team.

1. A copy of the Preliminary Risk Assessment Report (PRA) (appendix I) and Appendix H (GroundSure Data Report) have been provided and I can confirm that whilst the PRA doesn't provide recommendations on the next phase of works required the findings of the report and conceptual model is satisfactory. Nothing further is required in regard to this query.
2. A plan showing the location of the former/existing ponds and details of which of those ponds were targeted by the site investigation has been provided. It is noted that some former ponds have not been investigated and the potential risks associated with those will require further assessment. For this reason the recommendation previously made that a condition requiring site investigation of the land for potential contamination concerns remains. It is acknowledged however that some of that investigation has already been completed and this Team would not require that to be duplicated, just the 'gaps' need addressing.
3. Covered by point 2 above.
4. It is stated that further gas monitoring works have been undertaken and the findings are reported in "TE1750-TE-00-XX-RP-GE-001-V05" Issued on 20th October 2023, however this report has not been submitted to the Planning Team so I have not been able to review it. Therefore this query is outstanding.
5. Covered by point 4 above, this query is outstanding.

Tier Consult Group 'Ground Investigation Report for Bryn Lane – Outline Planning, Wrexham, TE1749-TE-00-XX-RP-GE-001-V04, Version 4.0, Final' dated 20 October 2023

1. (query 6 in my Memo) as for 1 above, nothing further is required in regard to this query.
2. (query 7 in my Memo) as for 2 above.
3. (query 8 in my Memo) as for 2 above.
4. (query 9 in my Memo) as for 4 above.
5. (query 10 in my Memo) as for 4 above.

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.

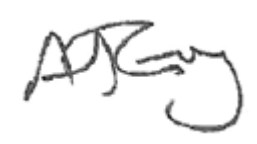
Note to Applicant

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.



.....
Angela Guy
Contaminated Land Officer