MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sarah Hill Planning Officer
Our Ref:	P/2025/0214	**Your Ref:**	P/2025/0214
Date:	02 May 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0214 LAND OFF MILLER ROAD, BRYMBO, WREXHAM, LL11 5HX

CHANGE OF USE OF LAND TO COMMUNITY SPACE, INCLUDING SITING OF 2 NO STORAGE CONTAINERS, INSTALLATION OF COMPOST TOILET, PLAY AREA, FOREST SCHOOL SPACE AND BIKE TRACK

It is noted that the development is on/in the vicinity of a former landfill known as The Works Tip and also on the former Brymbo Steelworks site. A report prepared by Smith Grant LLP 'Former Brymbo Steelworks Eastern Slopes, Contamination Certification Report, Vol 1: Report, Drawings & Appendices A – E, For: Brymbo Developments Limited, June 2005' (attached in 3 parts) details the reclamation/remediation works that took place on this land (known as the Eastern Slopes) under a former planning permission (CB00016).

At the time of writing the Works Tip waste management license had not been surrendered, however I recall that this has since happened (this should be checked though), and therefore if that is the case then Environment Agency Wales (now Natural Resources Wales) would have considered the former tip to no longer present a risk of significant pollution to the environment.

I can confirm that on the 22 September 2006 the Contaminated Land Team confirmed that in regard to Condition 42 we were satisfied with the works undertaken and report submitted on the basis that the development requirements detailed in section 10.4 would be carried out and that the necessary validation works would then be undertaken and provided. At this time I am not aware of any details of the outstanding works having been completed and validated and therefore confirmation of this would be required in so far as those works which relate to the land of this proposed development.

Paragraph 11.3 details that a clay cover layer of 500mm thickness was placed on the slopes to mitigate any risks to human health. It will be necessary to demonstrate that the proposed

development will not create any exposure risks from the underlying made ground and will not compromise the current remedial measures (clay cover system) – it is noted in the planning application form that the proposed bike track would consist of soil dug from the site, this work would compromise the capping layer and over the long term the potential for erosion of the track causing exposure of the underlying made ground should also be considered.

As outlined above the site has been assessed and remediated and so I do not consider any further assessment to be required, however new remedial measures may be necessary to ensure no exposure risks are created in the construction and new use of the land. It will therefore be necessary to evaluate these current development proposals in light of these past works and make recommendations for any additional remediation works required, I would therefore recommend a site specific condition to ensure this work is undertaken.

Site Specific Conditions

Remediation Strategy - No development shall take place until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the proposed 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.

Validation 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.



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Angela Roberts
Contaminated Land Officer