Contaminated Land
Air Quality
Environmental Audit

Partnership No: OC 300776

Our ref: R3341-L20240308
Your ref: Land to the Rear of 120 Rhosnesni Lane, Wrexham

08 March 2024

Blueprint Architectural Services
Wrexham Industrial Estate – Office 3K4
Redwither Tower
Abbey Road
Wrexham
LL13 9XT

By e-mail: wendy@blueprintarchitectural.com

Dear Wendy

Land to the Rear of 120 Rhosnesni Lane, Wrexham, LL12 7NB
Proposal – Stage 1 & 2 Contaminated Land Assessment

Many thanks for your enquiry for the above site. We understand that a planning application has been submitted and approved for the demolition of an existing structure and construction of 6 commercial units by Wrexham County Borough Council (WCBC) at the above site.

A copy of the Consent has not been provided; however, we understand that Conditions 6 and 7 relate to the investigation, assessment and remediation of contaminated land. These are worded as follows:

6. 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.

7. Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 6 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

The contaminated land assessment is an iterative approach and should follow to that outlined in Land Contamination Risk Management (2020). This outlines a phased approach where a Phase 1 Desk Study should first be undertaken to establish the potential contaminants present through historical review of the site, its setting, surrounding land use, geology and hydrogeology. The findings would then allow a

suitable scope of works to be produced and a Phase 2 (intrusive investigation) to be undertaken. If contamination is encountered, then a Remediation Strategy detailing how the contamination will be dealt with is produced and finally a Verification Report confirming that those remedial measures have been implemented.

Background

British Geological Society (BGS) mapping reports the site to be underlain by Glacial Till (Boulder Clay) with Glaciofluvial deposits (sands and gravels) to the north which may encroach onto the site. Bedrock is mapped as Salop Formation (mudstone, sandstone and conglomerate). BGS boreholes located approximately 220m to the east associated with the high school confirmed deposits of sand, gravel and silt down to the base of the borehole at 9m bgl. The Site is not located within a coal mining area. No historical or authorised landfills are mapped within the immediate surrounds (<500m)

Scope of Works

A Phase 1 (Desk Study) will be required andr until this is produced a definitive scope for a site investigation cannot be derived. We consider, however, that a Phase 2 (Site Investigation) will be required, owing to the commercial use of the Site. An indicative scope and costs for the Phase 2 investigation have been provided, which may be subject to change pending completion of the Phase 1 report and/or regulatory review of the report and proposed scope.

If the Phase 2 investigation encounters contamination, a Remediation Strategy would be required to fully satisfy Condition 6. Costs for a Strategy have also been provided should one be required. Costs for any verification works / reporting would be provided upon completion of the Strategy once it is understood what remedial works will be required.

The Phase 1, Phase 2 and Remediation Strategy would satisfy Condition 6 and the verification works/reporting would satisfy Condition 7

Phase 1 Contaminated Land Assessment (Desk Study)

- purchase and review of comprehensive historical mapping for the site;
- purchase and review of background review of information including site setting, surrounding features, industrial land-uses, hydrogeology, former and current landfills, aerial imagery, geological, hydrogeological and hydrological information;
- site inspection by Geo-Environmental Consultant; provision of photographic record;
- development of conceptual site model (source-pathway-receptor);
- preparation of draft and final Stage 1 Contamination Assessment Report in accordance with EA LCRM guidelines; to include:
    - qualitative risk assessment;
    - recommendations for Stage 2 intrusive investigations and generic quantitative risk assessment, if deemed necessary, to obtain further information on the ground conditions / contamination status to inform potential development constraints / requirements.

Phase 2 Contaminated Land Assessment (Intrusive Investigation) – <u>Indicative</u>

- Production of scope of works and submission to CLO

- Drilling of max 5 window sampler boreholes to a maximum depth of 4m bgl to achieve an overall entry spacing of approximately 1 entry per 20m grid spacing[1]
- Logging of ground conditions and collection of representative samples
- Collection and submission of 6 samples of made ground for a typical suite of urban contaminants (heavy metals, PAH-16, fractioned hydrocarbons and asbestos)
- Quantitative risk assessment with recommendations for additional work or likely remedial requirements to address ground contamination issues.

Phase 1 Contaminated Land Assessment (Desk Study)		
• Site inspection / walkover	50.00	*1hr on site (inclusive of travel time)*
• Purchase of Groundsure Report	210.00	
• Production of Ph1 Report	900.00	
Total	**£1,160 + VAT**	
Phase 2 Contaminated Land Assessment (Intrusive Investigation) – Indicative costs		
• Project Management / Health & Safety Risk Assessment / Review Service Plans / Produce Scope of Works	200.00	
• Drilling – Window Sampler Rig (1 day)	1000.00	*Sub-contractor costs for the drilling of max 5 boreholes to max 4m. Includes breaker attachment*
• Consultant Attendance (1 day during drilling)	400.00	*Inclusive of travel time and mileage*
• Laboratory Analysis (soils)	635.00	*Includes 6 samples for pH, heavy metals, asbestos, PAH 16, fractionated hydrocarbons and 3x pH, soluble on a 7-working day turnaround*
• Production of Ph2 Report	1,200.00	*Includes, typed logs, updated risk assessment and outline strategy*
Total (indicative cost)	**£3,435.00 + vat**	
Remediation Strategy – If Required		
• Remediation Strategy inc Verification Plan	800.00	
Total	**£800 + VAT**	

Notes

In providing this quotation it is assumed that service plans will be provided prior to any intrusive works; however, if SGP are required to obtain services information this will be at additional cost. It is also assumed that all areas of the site will be accessible for the purpose of carrying out the site investigation.

No allowance has been made for the off-site disposal of surplus arisings. Arisings will be replaced back into the borehole and if there is a surplus, these will be placed at the edge of the site where possible. We do not propose to reinstate any hardstanding which will need to be broken out to facilitate the drilling of the boreholes

The above quotation is based on our current understanding of the site, existing site information and experience of contaminated land issues within the Wrexham area, however a revised/confirmed scope would be provided upon completion of the Phase 1 report.

If a positive identification of asbestos is reported, quantification will be necessary to determine the fibre mass present and allow risk assessment, this would be at additional cost of **£100 + vat** per sample. SGP would notify the client immediately if positive incidences are reported.

Additional work, including attendance at meetings, will be chargeable on the basis of fees and expenses. Our Partner rate is £90.00 per hour, with other staff at proportionately lower rates, and mileage is 50p.

Timescales

We would envisage commencing the Phase 1 Desk Study within 2 weeks of instruction and issuing of the report 2 weeks later. A date for the intrusive investigation would be confirmed upon completion of the Phase 1 report. If a site investigation is required, it is strongly advised that this is not undertaken until regulatory approval of the Phase 1 report and scope of works is received by the Local Authority Contaminated Land Officer.

Health and Safety

The site development will fall within the Construction (Design and Management) Regulations 2015 (CDM) although the site investigation itself is not expected to exceed the thresholds for HSE notification. The Client should therefore have appointed or be appointing a Principal Designer to coordinate safety arrangements and manage the Health and Safety File. The site investigation Consultant will typically have a role as Designer in terms of producing an interpretative report that includes recommendations or specifications for worker and public safety due to contamination during and following any site remediation.

Smith Grant is a certified Worksafe Consultant by SMAS / SSIP and all professional staff hold valid site safety passports.

Terms

This offer is subject to our standard terms which include settlement of our invoices, including any interims, within 28 days of presentation.

We hope that this proposal is acceptable but please contact us if you require any further information.

Yours sincerely
for: Smith Grant LLP

[redacted]

D Wayland BSc MSc AssocMCIWM MCIWEM C.WEM
(Partner)