MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2025/0339	**Your Ref:**	P/2025/0339
Date:	13 May 2025	**No. of Pages:**	3

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0339 CHANGE OF USE OF LAND TO CAR PARK

BRYMBO IRON AND STEEL WORKS, NEW HIGH STREET, BRYMBO, WREXHAM, LL11 5AX

As a result of the former use of the land as a steel works it would normally be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. However, as part of redevelopment of the former steelworks site approximately 18 years ago, the contamination status of the site was assessed to a satisfactory standard. Various reports were prepared to certify the works undertaken and describe the level of remediation undertaken. The report "*Former Brymbo Steelworks Northern Development Module Phase 2, Contamination Certification Report, Vol 1: Report & Drawings, For: Brymbo Developments Limited, May 2008, prepared by Smith Grant LLP*" details in the conclusions and recommendations two areas where further works may be required once the final development plans are completed and works commence. Details are copied from the report below:

> 11.5. Minor quantities of residual fills are present at shallow depth within the northern areas of the NDM Phase 2, i.e. the car park located at the No 1 Gate and a strip along the edge of the former access road. These will require inspection, possible testing and assessment in accordance with the final design for these areas. It is anticipated that remediation of these areas will be undertaken concurrent with the construction of the NSR.

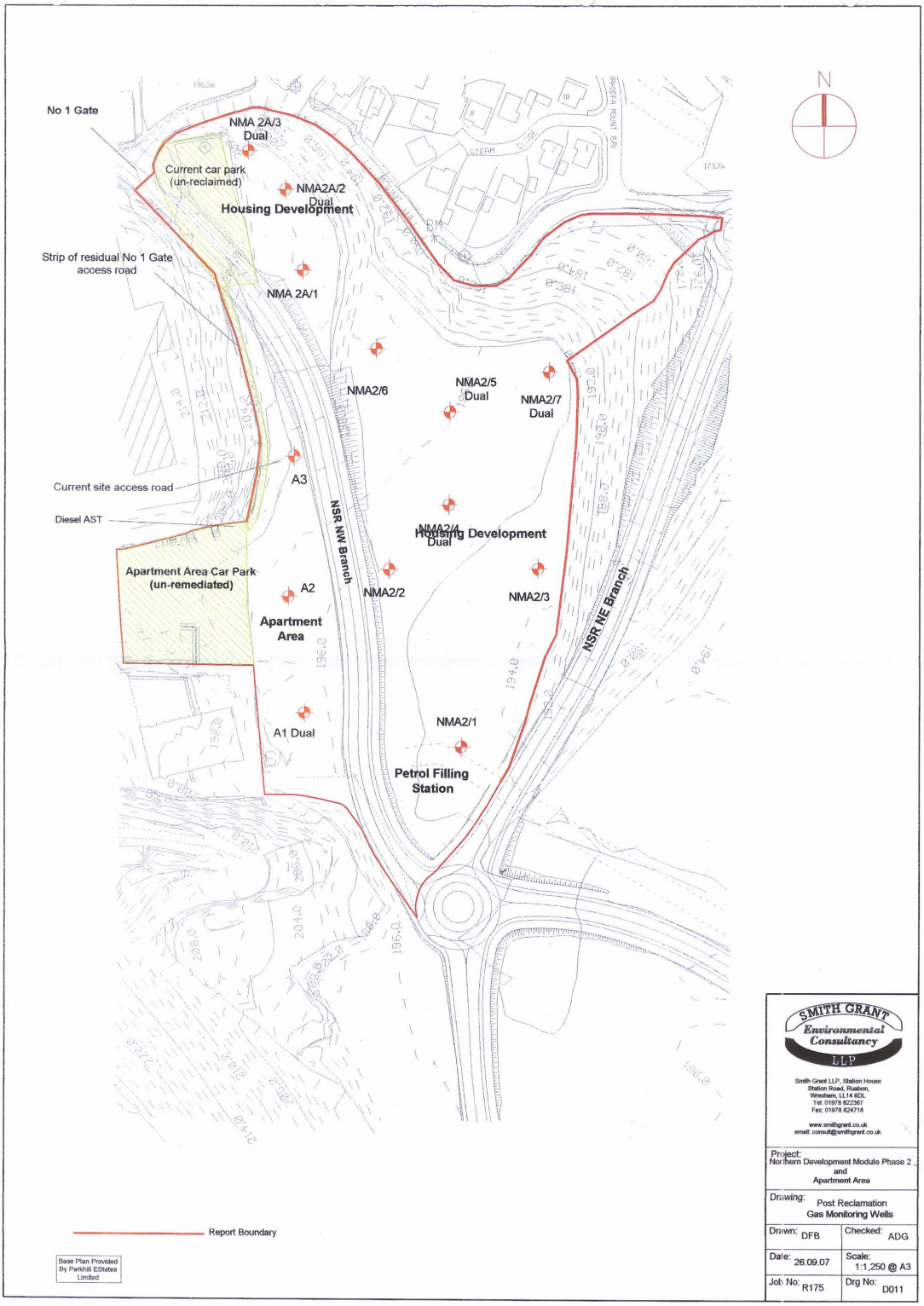
11.7. It should be noted that residual contamination is anticipated in the areas of the No 1 Drain and NSR NW Branch / Gwalia Road junction. Future highway construction works in these areas will provide the opportunity to remove residual contamination as necessary and provide suitable precautionary development protection.

11.8. At the time of writing this report a diesel tank was present at the toe of the NWDM retaining wall, the bund of which requires emptying. On removal of the tank the visually contaminated soils should be removed and replaced with clean material. In addition, isolated Japanese Knotweed plants are present on the NDM Phase 2 northern batter which require treatment with an appropriate herbicide.

Based on this past work I do not consider any further assessment works to be necessary for this application, however due to the matters referred to above in the report extracts, a verification report detailing how any contamination found was assessed and dealt with during the proposed development works is required. Therefore I recommend a site specific condition be applied to the permission if granted.

Site Specific Condition - Verification Report

Due to the potential for residual contamination issues as a result of historical use (former steelworks) of the land, should any made ground or contamination be identified during the works this should be investigated and where required remedial works undertaken. Liaison with the Council's Contaminated Land Officer should take place immediately. The site shall not be occupied/used until a Validation Report has been completed and submitted to and approved in writing by the Local Planning Authority. Reference to concerns detailed in sections 11.5, 11.7 & 11.8 from the "*Former Brymbo Steelworks Northern Development Module Phase 2, Contamination Certification Report, Vol 1: Report & Drawings, For: Brymbo Developments Limited, May 2008, prepared by Smith Grant LLP"* should be included within the validation report.



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

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Angela Roberts
Contaminated Land Officer