LICHFIELDS

Ship Canal House
98 King Street
Manchester M2 4WU

0161 837 6130
manchester@lichfields.uk
lichfields.uk

Mr M Matthews
Head of Service, Planning Development Management
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Date: 23 June 2025
Our ref: 63853/02/SPM/CL/33834766v1

Dear Matthew

Land at Gatewen Road: Application to discharge condition 14 pursuant to outline planning permission ref. P/2018/0674

On behalf of Bellway Homes Limited (North West Division) [Bellway], Lichfields is pleased to submit an application to discharge condition 14 attached to the outline planning permission (ref. P/2018/0674) [the OPP] at Land North of Gatewen Road, New Broughton, Wrexham [the Site].

The OPP was granted at Appeal (ref. APP/H6955/A/19/3238474) on 15th February 2021 for up to 112 dwellings, access from Gatewen Road, open space, landscaping, sustainable drainage, and other related infrastructure. Reserved matters approval (ref. P/2021/0955) was subsequently granted on 3rd October 2022.

The application was submitted via the Planning Portal Wales (ref. PP-14077131) on 23rd June 2025 and comprises the following (alongside this covering letter):

- Completed Application Forms;
- Location Plan (ref. LP01 Rev A); and,
- Validation Report prepared by Coopers (Chester) Ltd (dated 25th March 2025).

The requisite fee of £200 was paid online via the Planning Portal Wales at the time of submission.

Condition 14 states:

Each part of the site subject to the remediation under the scheme(s) approved as part of condition 13 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.

REASON: In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

It had previously been identified that a suspected redundant water pipe comprising a cement bound asbestos pipe was located in the south-eastern part of the Site. Coopers were instructed by Bellway to

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

undertake further soil testing following the excavation of the pipe in order to confirm that the pipe had been safely removed without residual impacts to the surrounding soils.

The report outlines that the methodology for removing the asbestos pipe was discussed between Coopers and the contractor, Urban Regen Ltd. The excavation of the soil above and surrounding the pipe was undertaken by Urban Regen Ltd using a 30 tonne tracker excavator. Air monitoring was undertaken by North Star Environmental Ltd on behalf of Urban Regen Ltd to confirm airborne fibre concentrations during the works. This monitoring evidenced very low concentrations of fibres, demonstrating that management of the pipe's removal was thorough and appropriate.

Coopers attended the Site on 15th August 2024 to sample both the excavated natural glacial derived soils and the remaining in situ soils at the base and sides of the excavation. Samples of the in situ soils were taken within the survey area at the following frequencies: 1 soil sample per 10m at the base of the excavation, and 1 soil sample per 20m at the base of the stockpile adjacent to the excavation. 10no. samples from the stockpile of the natural glacial till and glaciofluvial sands and gravels which was stored adjacent to the site entrance on an impermeable plastic membrane.

17no. samples were submitted to DETS for laboratory testing to identify if asbestos was present. Asbestos was not detected in any of the samples.

The report confirms that the cement asbestos pipe was appropriately removed to minimise airborne fibre release. No residual impacts to the soils were identified. Coopers are therefore satisfied that the removal of the asbestos pipe has been appropriately undertaken and that the potential significant risks to sensitive receptors, including future residentials and construction staff, has been removed. This report validates the procedure undertaken to remove the contaminated pipe on the Site.

Overall, the details submitted alongside this application are considered acceptable to meet the requirements of the condition. Once approved, this will allow this part of the Site to be brought into use. We therefore kindly request that condition 14 is discharged as soon as reasonably practicable.

Please do not hesitate to contact me should you require further clarification on the information submitted.

Yours sincerely

[redacted]

Clover Long
Senior Planner
BSc (Hons) MSc MRTPI

Enclosures Validation Report prepared by Coopers (Chester) Ltd