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Condition 6 to Planning Consent P/2024/1241 Pollution Prevention and Control

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Land at Alyn Industrial Estate, Mold Road, Cefn-Y-Bedd, Wrexham, LL12 9YG

July 2025

RTPI
Chartered Town Planners

1.0. INTRODUCTION

1.1. This document provides a statement of pollution control measures and monitoring arrangements for the change of use of the land at Alyn Industrial Estate to outdoor storage of vehicles, containers and materials including siting of ancillary office and welfare building. This development is permitted under planning decision P/2024/1241.

1.2. Condition 6 to the decision notice dated 9th April 2025 in respect of tree protection and site management measures to protect the aquatic environment requires: *"Within three months from the date of this permission, a long-term management and monitoring plan shall be submitted to the Local Planning Authority for their approval. The plan shall include measures to ensure protection of the aquatic environment. The approved plan shall thereafter be adhered to in perpetuity"*.

1.3. It is not expected that Streetwise's operations will be polluting. They are restricted to the training of its clients in the operation of machinery such as forklifts and cranes. There is however, some potential for ground disturbance and the plant used will carry fuel although all storage, fuelling and the maintenance of the vehicles and plant will all be undertaken in designated areas of hardstanding off-site.

2.0 POLLUTION PREVENTION AND CONTROL

2.1 Pollution prevention is the responsibility of all employees and trainees on site.

2.2 The following describes the pollution prevention measures that are proposed to mitigate any potentially adverse effects of the operation of the site to the aquatic environment. This will be reviewed and updated where necessary.

Operational Control Procedures

2.3 The following provides details of the specific processes and mitigation measures that will be implemented by the Contractor/s throughout the construction phase to prevent pollution from occurring, and the procedure to respond to a pollution incident.

Operations and Spillage - Mitigation Measures

Mitigation Measure	Implement or not (✓ or ✗)	Additional comments
Movement of construction vehicles and plant: Movement of construction vehicles and plant will be controlled in restricted areas in order to minimise the potential for soil compaction and erosion.	✓	
Operation of plant: Plant will be operated from existing access tracks and areas of aggregate surfaces.	✓	
Refuelling: Staff must be familiar with all the refuelling equipment. Refuelling will be carried out using the correct equipment (i.e. nozzles of the appropriate size, funnels etc.) and with a drip tray to catch any spillages.	✓	As an additional measure a specific refuelling and plant storage area has been identified off-site.
Spillage containment: Appropriate spillage containment and clean up equipment (e.g. Spill Kits and) and materials (e.g. absorbent pads) will be present and staff trained in its use.	✓	Ground workers will ensure they have the correct equipment for individual pieces of plant and equipment. Additional spares will be stored on site by the site management team.
Training: Training will be undertaken for the actions to take in the event of a spillage of potential contaminants.	✓	To be included in the site induction.
Emergency Procedure: Emergency procedures to be implemented in the event of a spillage or leakage of any polluting material such as fuel, oil or silt-laden drainage, will be in place. Any oil or similar material will be cleaned away immediately using an absorbent material (e.g. sand, absorbent pads or other purpose made products) to prevent it entering any local watercourse.	✓	To be included in the site induction.
Fuel storage: Any fuel will be stored off-site in secure and designated storage areas on hard standing.	✓	Fuel will also be stored in double bunded tanks in minimal quantities required.
Stockpile storage: Stockpiling of material on site is not envisaged. However, any dry materials will be stored within appropriate containment locations that prevent contamination of surface waters. If required, a geotextile cover will prevent fine particulates running off.	✓	Stockpiling of material on site not envisaged
Welfare facilities: No welfare facilities will be provided on site. Facilities are available elsewhere in Streetwise's premises.	✓	
Drip trays: Any static plant will be fitted on drip trays.	✓	

Mitigation Measure	Implement or not (✓ or ✗)	Additional comments
Plant and equipment washing and drainage of washing facilities: Facilities for washing plant and equipment will be provided off-site in secure and designated storage areas on hard standing.	✓	Small equipment will be washed in facilities with isolated drainage.
Plant and vehicle inspections: All of the plant and vehicles will be carefully inspected before first use and kept in a clean and good working order throughout operations.	✓	
Site Security: All plant and equipment will be left secure at night with appropriate security to prevent vandalism or theft, that could directly or indirectly lead to water pollution occurring.	✓	

Reporting

2.4 In the event of a spillage, an accident / Incident / near miss reporting procedure will be followed. As a minimum the following information will be recorded.

- Contact details for persons involved;
- Description of the incident;
- Location of incident;
- Time of incident;
- Material involved;
- Quantity involved in event of spill/leak
- Source of incident;
- Sensitive receptors affected;
- Control measures implemented;
- Cause of the incident; and
- Timescales for follow up reporting and incident close out