

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2024/0288

Your Ref: P/2024/0288

Date: 29 August 2024

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2024/0288 – DISCHARGE OF CONDITIONS 7 (ECOLOGY), 9 (CONSERVATION PLAN), 10 (CONSTRUCTION METHOD STATEMENT), 11 (CONTAMINATION) AND 14 (ARBORICULTURAL METHOD STATEMENT) OF APPEAL DECISION APP/H6955/A/20/3258703 (P/2019/0835)

LAND AT TUPA PENLEY HALL DRIVE PENLEY WREXHAM

The following additional information has been submitted for the discharge of condition (11) of appeal decision APP/H6955/A/20/3258703 (P/2019/0835):

- e3p Letter – Remediation Strategy Tupa, Penley. Reference 17-510-L2. Dated 05 August 2024.

The above additional information has been read in conjunction with previous reports submitted for the discharge of condition (11) of appeal decision APP/H6955/A/20/3258703 (P/2019/0835):

- e3p – Phase I Geo-environmental Site Assessment at Tupa Penley, Reference: 17-510-R1. Dated March 24.
- e3p – Phase II Geo-environmental Site Assessment at Tupa Penley, Reference: 17-510-R2. Dated May 24.
- McCormick Architecture – Approved Site Plan, Land at Tupa, Penley Hall Drive, Penley, Wrexham LL13 0LU. Dated 18/07/2018.
- e3p Letter – Response to comments Tupa, Penley – Wrexham. Ref: 17-510-L1. Dated 5th June 2024
- Email from Fisher German LLP – P/2024/0288 – Land at Tupa, Penley, Wrexham. Dated 25 June 2024
- e3p – Ground Gas Addendum Report at Tupa, Penley, Reference 17-510-R3. Dated July 24.

Having reviewed the above information I can confirm that I am in agreement with the proposed remediation strategy. However, please see below for specific comments on certain sections of the strategy that should be noted by the consultant and developer.

1. Section 1.2 – Site Summary – Option A and Option B have been proposed as mitigation options for those areas where there have been exceedances of the generic assessment criteria. Please note that should Option A be selected then the following must be undertaken:
 - Validation samples from the base of the excavations to demonstrate that the natural ground has not been impacted by the contaminants identified within made ground. The results of the validation must be included within the verification report.
 - Should the impacted material be retained on site then details of where it has been placed and at what depth must be included within validation report. All movement of materials on site must follow current guidance and legislation and have the necessary approvals, if required.

It is not stated within the Remediation Strategy exactly which plots are to have either Option A or Option B. My understanding from the previous information submitted is that plots 4 and 5, in the position of the former tennis courts, require the mitigation. Mitigation may also be required in other plots dependent on the outcome of the pre-commencement supplementary site investigation. This information must be provided within the validation report.

2. RE-1 – Pre-commencement Supplementary Site Investigation – Please note that all supplementary site investigation reports must be submitted to the Council for written approval. It is recommended that these are submitted upon completion to enable comments to be provided by the Council prior to the build phase commencing on site and to agree additional remediation works, if required.
3. RE-3 – Independent Validation and Site Supervision – I am in agreement that validation must be undertaken by an appropriately qualified third party.
4. RE-11 – Preparation of Cover System – The cover system must provide a minimum of 600mm clean cover.
5. RE-14 – Remedial Verification Report – I am in agreement with the information to be included within the verification report. This report must be submitted for written approval to discharge condition (12) of APP/H6955/A/20/3258703 (P/2019/0835).
6. Section 2.3 – Validation Sampling Protocol – Please note that the validation of the material to be imported to site must be submitted and approved in writing by the Council, ideally prior to it being imported. The validation must also include details of the source of the material.
7. Section 6.1 – Placement of Cover System – It is not clear in this section where on the site may require a cover system of 600mm or that detailed in section 6.1.1, which details the cover system where 300mm of made ground is to be stripped in landscaped areas. It should be made clear to the developer where these two types of cover systems should be applied:

- A cover system of 600mm, Option B, of the remediation strategy is required in plots 4 and 5 in the position of the former tennis courts. (Unless Option A is chosen, discussed Item 1. above). This cover system may also be required in other plots dependent on the outcome of the pre-commencement supplementary site investigation.
- A cover system of 300mm in landscaped areas where made ground is removed. The made ground in these areas has not been identified as containing elevated contaminants of concern.

I can recommend the discharge of condition (11). I look forward to receiving the supplementary investigations and Remediation Strategy in due course.

Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer