

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2024/0288

Your Ref: P/2024/0288

Date: 01July 2024

**No. of
Pages:** 2

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 – 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

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.

I have the following comments to make and I trust that they will be forwarded to the appropriate person(s). I have retained the numbering from my previous memorandum.

1. No further information required.

2. Phase II Report:

- a. Section 2.2 – I am in agreement that the supplementary investigations can be undertaken post commencement. Please note that clarification is still required from the developer regarding what the end use is for this section of the site and if the buildings will be demolished? The end use will determine the extent of the supplementary investigations that will be required. Please can this information and details of the proposed investigation works be provided within the Remediation Strategy? It should be noted that some investigation will be required irrespective of the proposed end use.
- b. Section 4.3.2 – I am in agreement that supplementary investigations in the position of the former army hospital building can be undertaken post commencement, these proposed works should be detailed within the Remediation Strategy.

It is also noted that the Remediation Strategy will provide further details on the proposed cover system and the testing requirements for the site won material. Please note that the Remediation Strategy must be submitted to the Council for written approval for the discharge of condition (11).

- c. Section 4.5.12 – It is acknowledged that the additional ground gas investigation will be undertaken prior to the completion of the Remediation Strategy. The results of this investigation must be submitted to the Council for written approval for the discharge of condition (11).
- d. Section 5.16 – I am in agreement.

I cannot recommend the discharge of condition (11) until the additional ground gas investigation and Remediation Strategy has been submitted and approved in writing by the Council. I am in agreement that the supplementary investigations, with the exception of the ground gas investigation, can be undertaken post commencement, however the proposals should be included within the Remediation Strategy.

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



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Stacey Inglis
Contaminated Land Officer