

Date: 5th June 2024
Ref: 17-510-L1

Stacey Inglis
Contaminated Land Officer
Wrexham County Borough
Library
Rhosddu Road
Wrexham
LL11 1AU

RESPONSE TO COMMENTS TUPA, PENLEY – WREXHAM

We have reviewed your comments dated 29th May 2024 and a response is provided below.

Section 2.2 – It is stated that there are no planned development works to be undertaken in the north-east corner of the site where there is dense vegetation. Therefore no ground investigation works were undertaken on this section of the site. However it is noted on the approved site plan that this area has buildings that are to be removed, please can you clarify what works are to be undertaken in this area and what the final site use will be? Please note that ground investigation works may be required.

The layout provided to E3P does not indicate that any works are to take place in the north east corner of the site.

If buildings are to be removed and works are to take place in this sector of the site; following the removal of the dense vegetation and historical structures, supplementary intrusive works should be undertaken in this sector of the site. This will allow the ground conditions to be characterised and potential contamination to be investigated.

Section 4.3.2 – It is proposed that a cover system should be installed in the garden areas of those plots where made ground deposits are present. Please can you advise which plots this will apply to? Furthermore, a remediation strategy must be submitted to the Council for written approval. The strategy must detail the depth of the cover system and the materials that will be used, should material be imported to site it must be demonstrated that the material is suitable for use for residential gardens. Please note that any material imported to site must be approved in writing by the Council prior to it being placed in garden areas.

Made Ground deposits have been encountered within the south (TP105) and the south-east (WS101 and TP101) to depths of between 0.30 m and 0.50 m bgl. These locations have been advanced in the position of the former tennis courts and relate to future plots 4 and 5.

It is likely that further Made Ground will be present in the centre of the site in the position of the former army hospital building. This area of the site relates to future plots 3, 8 and 9. Supplementary intrusive works should be undertaken in this sector of the site to confirm the ground conditions.

E3P will be producing a remediation strategy for the site. This report will detail any remedial works that are required, provide further information on the proposed cover system, and detail the testing requirements for site won and imported material. Details for any proposed material import can be provided to the council prior to import.





Section 4.5.12 – I am in agreement that further investigation is required to assess the ground gas regime in the position of the infilled pond in the southern section of the site.

These works should be undertaken prior to the completion of the remediation strategy to ensure the characteristics of the whole site are assessed.

Section 5.16 – I am in agreement that further investigations are required in the area of the infilled pond in the southern section of the site and that a remediation strategy is required. Please take due consideration of my comments in Items a to c above.

The proposals for the supplementary investigation will be detailed within the remediation strategy. The additional sampling results and assessment will be issued in a separate letter report. It may be necessary to revise the remediation strategy following the results of the supplementary investigation.

If possible, all supplementary works should be undertaken prior to the completion of the remediation strategy.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd

Written By
Matt Jackson
Project Manager - Geoenvironmental Consultant

Review By
Nicola Sellars
Senior - Geoenvironmental Consultant