

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0793

Your Ref: P/2023/0793

Date: 21 March 2024

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0793 Site Of Wynnstay Technology Park, Llangollen Road, Ruabon, Wrexham, LL14 6EN

DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 AND 6 (DRAINAGE), 7 (CONTAMINATION), 9 (DUST MANAGEMENT) AND 10 (NOISE SURVEY) OF PLANNING PERMISSION P/2019/0805

Further to my Memos dated 04 January 2024 and 07 February 2024 an additional report has been submitted for this planning application:

- GroundSolve Ltd 'Additional Phase 2 Ground Investigation: Wynnstay Technology Park, Ruabon', GSL3060R01 Version 1, 06 March 2024, prepared for Wales and West Housing

I have reviewed the report and have the following comments to make, I have referred back to my earlier comments in the Memo dated 07 February 2024.

1. It is noted that a recent site visit has now clarified that there are no potential contamination concerns as a result of fly tipped waste, this query is resolved.
2. See my response to item 3 below, this matter is now resolved.
3. Additional site investigation works have been undertaken and a revised risk assessment completed – this has been done within the residential development area and also includes the embankments which were previously not investigated which are also within the proposed residential development boundary. The commercial development to the south of the residential development is not considered any further. The revised risk assessment is sufficient and this query is resolved.

4. As detailed in item 3 above, the additional site investigation works are sufficient and I now consider the scope and detail of the investigation into potential land contamination to be sufficient.
5. As detailed in item 3 above, the additional site investigation works are sufficient and I now consider the scope and detail of the investigation into potential land contamination to be sufficient.
6. The gas risk assessment has been updated and revised and this query, along with the query raised under Item 7 of my Memo dated 04 January have now been adequately addressed.
7. My queries regarding the previous assessment of arsenic concentrations and risks to building materials has been addressed and this query is now resolved.

Section 6.6 refers to the site levels being raised above existing ground levels, this was based on the embankments to the west and north being re-profiled as part of the development. It is noted that the Phase 2 report is prepared based on ground levels not changing significantly from those detailed in the report or on the proposed development drawings. The remediation proposals detailed in section 6.7 are not entirely clear, more clarity on where re-profiling is to take place and whether all plots will have a cover system comprising 600mm topsoil/subsoil should be provided – it is presumed all plots and POS areas will have this and this would be sufficient. In addition reference to the validation method should be provided. A separate remediation strategy is not required, revision to section 6.7 of this report would suffice.

When the query detailed in the above paragraph has been addressed I hope to be able to recommend the discharge of condition 7, however at this time I do not recommend its discharge.

As previously advised, geotechnical and drainage matters are not within the remit of the contaminated land team therefore no comments on these have been provided. Comments on radon protection requirements are also not provided as this is a Building Regulations matter.

Should you have any queries regarding the above then please contact me on Ext. 8771.



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Angela Guy
Contaminated Land Officer