

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2024/0288

Your Ref: P/2024/0288

Date: 29 May 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 reports have been 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). Please note that I have not provided comments on the geotechnical section within the reports as this is not within the remit of the Contaminated Land Team.

1. I am in agreement with the findings and recommendations within the Phase I report.

2. Phase II Report:

- a. 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.

- b. 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.
- c. 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.
- d. 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.

I cannot recommend the discharge of condition (11) until the outstanding information, detailed above, has been submitted and approved in writing by the Council.

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



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Stacey Inglis
Contaminated Land Officer