

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Sarah Brett
Senior Planning Officer

Our Ref: P/2022/0306

Your Ref: P/2022/0306

Date: 01 November 2023

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2022/0306 – ERECTION OF 6 NO. INDUSTRIAL UNITS (CLASS B2)

SITE OF WYNNSTAY TECHNOLOGY PARK LLANGOLLEN ROAD RUABON WREXHAM

It is noted that additional information has been submitted in support of the above planning application, however the Geo-environmental report included with this submission was previously submitted to the Council in April 2022. I provided comments on this report in my memorandum dated 27 April 2022 and a response to these is still outstanding. Please see below for a copy of my previous comments:

From memorandum dated 27 April 2022:

The following contamination assessments have been submitted in support of planning application P/2022/0306:

- Unknown Author, Preliminary Risk Assessment for Land at Wynnstay Technology Park, Ruabon. Dated 25/07/1019.
- Groundsolve Ltd, Wynnstay Technology Park, New Housing Development Geo-Environmental Report. Dated October 2020

In my memorandum dated 13 April 2022 I advised that I was unable to review the first report by 'Unknown Author' until details of the author had been provided. Subsequently the Groundsolve Ltd report was submitted and I was advised via email dated 21 April 2022 that this report supersedes the earlier report. Therefore I will base my comments and recommendations on the second report.

Having reviewed the Groundsolve Ltd report I have the following comments to make, I trust that these will be forwarded to the appropriate person(s).

It is noted that the report covers a significantly larger area than the above planning application and in fact also includes land to the north for a residential housing development covered under planning permission P/2019/0805. During the review of the report I have only considered the area of land covered by planning application P/2022/0306, therefore please note that the report must be submitted separately to the Planning Department with regards to the residential housing development. Any comments made below only apply to the current planning application for industrial units **NOT** the residential development.

Please also note that I have not provided comments on the geotechnical section within the report as this is not within the remit of the Contaminated Land Team.

1. Section 2.1 – It is stated that fly tipping was observed on several sections of the site, please can you clarify if any fly tipped waste was found on the area of land covered by this planning application? If any fly tipped waste was found please can you provide more details on the type of waste, has it been removed and has any testing been undertaken in these areas?
2. Section 2.3 and Section 8.8 – Please note that I have not provided comments on the coal shaft (stability and mines gas) that is within influencing distance to this planning application as it is not within the remit of the Contaminated Land Team. The Coal Authority is the appropriate statutory consultee and will lead on this.
3. Section 7.0 – It is noted that eight soil samples were taken from the made ground and sent for chemical analysis and out of those samples only two were taken from the area of the current planning application. It is acknowledged that the two samples taken do not show any elevated level of contaminants, however this number of samples is not sufficient for a contamination assessment. Furthermore, it is stated in section 6.2 that the colliery spoil made ground was found to be variable across the site.

It is acknowledged that the contamination assessment was for a significantly larger site, however even if I was reviewing the whole site I would still consider the number of samples taken to be insufficient. Additional sampling and chemical analysis is therefore required.

Please note that the generic assessment criteria for future results can be compared to commercial/industrial end use.

4. It was noted in section 2.4 and on the historical maps (1:2500 1912 and 1:5000 1938) that a tramway was present on site running northwest to southeast. Have any soil samples been taken for chemical analysis from the approximate location of where the tramway crossed the site? If not, due consideration should be given to sampling in this area.
5. Has the potential presence of a culverted stream been discounted?
6. Section 9.5 – It is noted that topsoil is to be imported to site. Please note that all soils imported to site must be tested to demonstrate it is suitable for use. Details of the source of the topsoil, volume to be imported, sample frequency and chosen chemical suite should be submitted to the Council for written approval, and then the subsequent

analysis results must also be submitted to the Council for written approval. This should be completed prior to any material being brought onto site.

Recommended Contamination Conditions

Due to the potential for contamination issues as a result of historical use (Colliery) it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. It is acknowledged that a contamination report has been submitted in support of the application; however there are several issues still outstanding therefore I recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

ZP01B - Contaminated Land - Phased Investigation

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

WCBC02 :: ZP02A - Verification Report - Contaminated Land

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

WCBC21 :: A11NA - SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environmental Protection Team prior to commencement of works on site.

I look forward to receiving a response to the above items in due course, in the meantime should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer