

Gwyn Humphreys

From: contaminatedland

Sent: 16 June 2023 15:39

To: Gwyn Humphreys

Subject: RE: P/2023/0280 - Land off Bryn Lane, Wrexham Industrial Estate

Gwyn,

I can confirm that the recommended planning conditions require the developer to undertake a phased contamination assessment of the site and any subsequent remediation and validation, if deemed necessary by the intrusive site investigation. This all must be submitted for written approval to the Council. This is to ensure the safe development of the site.

To date a Phase 1 assessment has been undertaken, which is the first stage of a contamination assessment, and was submitted as supporting information for the application. This assessment is a desk top study and does not involve any on site intrusive investigation or sampling. It helps determine if an intrusive site investigation is required and aids in the design of the on-site works and sampling strategy. I provided comments on this report in my memorandum dated 26 May 2023. As stated I require further assessment of the site therefore I made recommendations for contamination conditions to be imposed on any planning permission granted to ensure that this work is undertaken.

To date there has been no sampling on site therefore no analysis has been undertaken for PCBs. The analytical suite chosen for any future site investigation will be based on the historic land use of the site, and if we deem it necessary we will require sampling for PCBs. It is important to note that not all areas of Wrexham Industrial Estate require PCB sampling.

Should you require any additional information then let me know.

Kind regards

Stacey

Stacey Inglis MA (Hons) MSc

Contaminated Land Officer

Swyddog Tir wedi ei Halogi

Economi a Chynllunio/Economy and Planning

Please note that I am in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Angela Guy (01978 298771).



01978 298773



Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR



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