

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2022/0065

Your Ref: P/2022/0065

Date: 03 March 2022

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0065 – THE BRIDGEWAY CENTRE, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE

HYBRID APPLICATION - (A) FULL PERMISSION TO DEMOLISH EXISTING UNITS AND ERECT 33 UNITS FOR B1/B2/B8 USE, REFURISHMENT OF EXISTING RETAIL AND FOOD AND DRINKS UNITS. (B) OUTLINE PERMISSION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR 19 INDUSTRIAL (B1/B2/B8 USE) WITH ASSOCIATED ACCESS, LANDSCAPING AND INFRASTRUCTURE WORKS

Apologies for the delay in providing this response, I understand the application is on hold and this advice can therefore still be considered.

I have reviewed the following report submitted with the planning application:

- Sutcliffe, Phase I Preliminary Risk Assessment at The Bridgeway Centre, Bridge Road, Wrexham, FI Real Estate Management, Report Reference LG29073, July 2017

In principle I can confirm that the report is satisfactory, however it is nearly 5 years old and will require updating. Providing no new issues have arisen in the meantime I concur with the findings which are copied below, directly from the Executive Summary. If any new issues are identified when reviewing the information from the PRA then any additional recommendations arising from that should be added to the scope of works detailed below.

In addition to the PRA report by Sutcliffes, 2 pages containing a Trial Pit Location Plan and trial pit logs for five trial pits dated April 1984 by Veryard and Partners Consulting Engineers have been provided. In their own right these are of limited value since: i) it is unclear which part of the site they relate to, ii) no interpretation is provided to accompany these works and iii) no contamination testing is detailed. Geotechnical notes on the logs indicate this work may not have been undertaken for a contamination assessment.

It is recommended prior to any Phase II works commencing the scope of works proposed is discussed with the Contaminated Land Team.

Please note geotechnical and flood matters do not fall within the remit of the Contaminated Land Team and therefore any advice provided by Sutcliffe within their report on these matters has not been considered by this Team.

Conclusions & Recommendations	Based on the findings of the Phase I PRA review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site, however without an investigation of the site this cannot be discounted as the site has previously and currently been used for varied industrial purposes, There is limited information of the ground for geotechnical properties and as such we would therefore recommend the following sequential works are undertaken: • Commission an Initial UXO Desk Based Assessment. If this confirms a medium to high risk from UXO then a Detailed UXO Desk Based Assessment will be required. • Submission of this Phase I PRA Report for the benefit of validating the outline planning application. • Commission a Phase II Ground Investigation designed to discharge any contaminated land conditions that may be assigned to the site and allow the design of economic foundation solutions. • Commission a Flood Risk Assessment.
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In light of the above it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

- Recommended Contamination Conditions

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

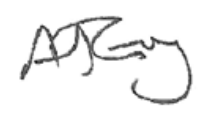
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

- Recommended Note to Applicant

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.

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



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Angela Guy
Contaminated Land Officer