

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2022/0017

Your Ref: P/2022/0017

Date: 19 January 2022

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0017 – LAND EAST OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM

ERECTION OF INDUSTRIAL UNITS (CLASS B2/B8)

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

- e3p, Bryn Lane, Wrexham Phase I Geoenvironmental Site Assessment, August 2021, prepared for Portal Construction N.W. Ltd

I have also been mindful that the southern portion of the site covered by this current application was part of a planning application in 2010, reference was P/2010/0642. Details submitted for P/2010/0642 included site investigation and assessment reports. Asbestos contamination was present that required remediation works and there were potential gas risks that required further consideration depending on the final nature of the proposed earthworks. Remediation works for the asbestos were subsequently carried out, however the verification details submitted to the Council were incomplete and therefore not sufficient. To date it remains unclear whether all the potential risks were adequately dealt with in relation to the asbestos and gas risks.

In regard to the e3p report I have the following comments to make:

1. I note in Section 2.2 the possibility of asbestos materials being present on site is recognised. In view of the works carried out for P/2010/0642 further assessment of the asbestos risks will be required. In the same section I note that PCBs being present is also considered but it is concluded to be a low risk (please see note 4 below).
2. Section 3.2 presents a review of potentially contaminative uses within 250m of the site. It should be noted that much of the industrial estate was a former Royal

Ordnance Factory (ROF), the boundary of the ROF is within 100m of the site. Land approximately 50m to the south west of the site was a Capacitor Factory and Paper Factory, other industries have also been present however reference is being made to these because of the details provided in note 4 below.

3. In regard to section 3.3, further details of the works in relation to P/2010/0642 can be supplied if required.
4. In relation to section 4.8, there is a history of PCB contamination on a site approximately 50-100m to the south west, a section of drainage ditch was also impacted. The section of ditch has been remediated and monitoring over a number of years in relation to the planning permission for the Recycling Centre has indicated there are no further concerns regarding PCBs in the water or sediment of that part of the ditch. It should be noted however the ditch continues north and crosses the road to this site where monitoring did not take place. Further information on the monitoring works can be provided on request. Whether or not PCBs need to be assessed as part of the next phase of site investigation should be considered.
5. It is stated in 5.3 'Following the completion of the intrusive site investigation, chemical analysis and risk assessment, the conceptual model shown in Table 5.2 has been prepared for the site.' Has an intrusive investigation also been undertaken?
6. The conceptual model in section 5.3 states intrusive investigation would be required to confirm the significance of the potential pollutant linkages, consideration should be given to the works referred to above in relation to P/2010/0642.

In conclusion the Team agrees that potential land contamination concerns remain at the site and it is recommended that before any further works commence the scope of such works is discussed with the Council's Contaminated Team.

Please note the geotechnical aspects of the report have not been reviewed, this is outside the remit and expertise of the Contaminated Land Team.

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



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Angela Guy
Contaminated Land Officer