

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2021/0238

Your Ref: P/2021/0238

Date: 14 July 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2021/0238 – DISCHARGE OF CONDITION 8 (CONTAMINATION VERIFICATION) OF PLANNING PERMISSION P/2018/0675

FORMER DIVISIONAL POLICE HEADQUARTERS BODHYFRYD WREXHAM

The following additional information has been submitted for the discharge of condition 8 of planning permission P/2018/0675.

- Email from Chris Smith, Plan A limited, attaching additional information:
 - Muck Removal Tickets
 - Email from Josh Braithwaite, gas membrane photos and comments, dated 17 June 2021

This additional information has been reviewed in conjunction with the previous reports submitted for the discharge of condition 7 and 8 (P/2020/0636):

- Remada Ltd, Phase 1 Site Investigation, Lidl Bodhyfryd, Wrexham. Dated July 2017
- Brownfield Solutions Ltd, Geo-Environmental Assessment Report, Lidl UK GMBH Wrexham Police Station. Dated December 2017
- Brownfield Solutions Ltd, Gas Assessment Letter Report. Dated 28 June 2018
- Remada Ltd, Supplementary Phase 2 Ground Investigation, Lidl Bodhyfryd, Wrexham. Dated April 2019
- Remada Ltd, Letter report RE: P/2020/0636 – Discharge of Condition 7 (Contamination) of Planning Permission P/2018/0675. Dated 18th December 2020.
- Remada Ltd, Letter report RE: P/2020/0636 – Discharge of Condition 7 (Contamination) of Planning Permission P/2018/0675. Dated 25th February 2021
- Remada Ltd, CIRIA 735 Visual Inspection of Gas Protection Measures, Lidl. Dated 9th March 2021

I have the following comments to make on the two outstanding issues, for ease of reference I have included my comments from my memorandum dated 25 March 2021. I trust that these comments will be forwarded to the appropriate person(s).

1. It is noted that Remada were unable to complete their final inspection of the installation of the gas protection measures as the concrete was poured prior to the visit and it is also noted that metal mesh has been installed above the membrane after Remada's first inspection. In accordance with best practice Remada should have been allowed to inspect the membrane after this to check for damages to the membrane (which are common after metal mesh has been installed) and also to check the quality of the repairs identified on their visit dated 19 February 2021. It is acknowledged that some photos have been provided retrospectively by Braithwaites, however this is not a substitution for an inspection by an appropriately qualified third party.

Is it possible for Braithwaites to write a short statement confirming that the repair works were undertaken, what measures were taken to ensure that the membrane was not damaged during the installation of the metal mesh such as method of working, and if they checked and found no further tears before the concrete was poured?

It is noted that two photographs have been provided showing repairs to the gas membrane in relation to drainage pipes and a statement is included from Braithwaites on how this repair was undertaken.

As stated above, all inspections should be undertaken by an appropriately qualified third party, such as Remada. Did Remada undertake an inspection of these repairs and also of those identified on their visit on 19 February 2021? If yes please can they provide details of these inspections? If Remada didn't inspect these repairs, who did?

2. I stated in my memorandum, dated 26 February 2021, that should any of the stockpiled material be removed from site then copies of all transfer notes should be included within the validation report demonstrating that the material has been appropriately disposed of. Please can you clarify if any of this material has been removed from site?

The transfer notes are satisfactory.

Please note that I cannot recommend the discharge of condition 8 until the outstanding information required for item 1 is submitted and approved in writing. Should you have any queries regarding the above then please contact me on Ext. 8773.

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Dave Sharp
Building Control Lead