

K James

Kerry James Planning
Hen Vicarage
Llanrhaeadr
Denbigh
LL16 4NU

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

Land off Jacques Way
Preplanning Consultation
17 August 2018
Helen Bradshawe
01978 298774
Helen.bradshawe@wrexham.gov.uk

Letter sent via email

Dear Ms K James

RE: LAND OFF JACQUES WAY, WREXHAM, LL11 2BY

I have received the following report for review in relation to the proposed development of the erection of affordable housing units comprising 1 detached dwelling, 18 semi-detached dwellings and 6 flats and associated works.

- Geo-Environmental Site Assessment, Land off Jacques Way, Wrexham, REC, reference 102904p1r0, October 2017.

In relation to the report I can provide the following comments:

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

1. Section 2.2 of the report states that no equipment that may potentially contain PCBs was observed at the site, however in Section 4.6 an electricity substation is located onsite which can be associated with PCBs, please can you clarify if a substation is present on the site?
2. Section 5 states that the Contaminated Land Officer had been contacted in relation to the site and REC were awaiting the response, detailing the email sent within the appendices; however on review of our records and the email system the Contaminated Land Team did not receive any requests for information in relation to the site. On review of the email, the environmental consultant search request has a charge of £70+ VAT. The Contaminated Land Team hold a number of records in relation to this site and it would be prudent to obtain this information when completing any further investigations at the site.

3. A pumping station is shown immediately adjacent to the site on the Site Plan within the Appendices; however this is not identified within the report. If this is present this will need to be address especially in relation to the sites conceptual model.
4. Please note that Natural Resources Wales (NRW) is the regulator of controlled waters and as such they should be consulted and forwarded copies of all the relevant information for this site.

If no further investigation is undertaken before the submission of a planning application for the site then the following conditions and note to applicants would be recommended to be applied to any future planning permission.

Conditions

ZP01B SITE SPECIFIC 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.

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.

Note to Applicants

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section on 01978 298989 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 Environment and Planning section prior to commencement of works on site.

Should you have any queries regarding this information please do not hesitate to contact me on.

Yours sincerely,



Helen Bradshawe
Contaminated Land Officer