

MEMORANDUM



From: Helen Bradshawe
Contaminated Land Officer

To: Matthew Phillips
Planning Control Lead

Our Ref: SI/P/2018/0437

Your Ref: P/2017/0919 & P/2018/0437

Date: 13 June 2018

**No. of
Pages:** 2

IPSEN BIOPHARM GROUP, ASH ROAD NORTH, EAST SITE DEVELOPMENT, WREXHAM INDUSTRIAL ESTATE, WREXHAM

The following report has been submitted in support of the discharge of the contaminated land condition of the planning application P/2017/0919.

- Ipsen, Ash Road North, Wrexham, East Site Development, Geo-Environmental Report, Ipsen Biopharm Group, prepared by GroundSolve Ltd, Dated March 2018.

Previously, the Contaminated Land Team at Wrexham Council did not apply a contaminated land condition for this site, the condition was proposed by Natural Resources Wales (NRW). As the report conditions risk assessments to human health in relation to the above site, the report has been assessed by our team and the comments are provided below:

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, and identification of additional environmental sources, pathways and receptors. It would be beneficial if this was presented in a concise conceptual model, either tabulated or in diagrammatic format before the investigative work has been completed. The desk study is adequate for the proposed development.

The site investigation carried out, took six samples from within the made ground at varying depths up to 1.0m, the report did not detail any justifications for exploration locations or for the sampling and analytical strategies. There was a discussion of ground conditions including visual, olfactory, analytical and monitoring data, however there was very little discussion of the possible presence of ground gas being present, especially in light of the identified 'Alluvium with roots and organic matter' and parts of the Made Ground being to depths of 1.90m bgl. A more detailed ground gas risk assessment in accordance with best practice is required.

There were no exceedances of any contaminants in any of the samples tested for the proposed/current commercial land use, apart from Asbestos fibres (chrysotile (white) asbestos) at a depth of 0.80m bgl, a total asbestos content was found to be that of 0.0252%. Therefore the report states the risk to be negligible. The report recommends appropriate PPE and washing facilities in accordance with good practice and I am in agreement with this.

The proposed site development has areas of landscaping – within the report it is suggested that topsoil was encountered on the western side of the site, however this has not been tested. This will require testing if proposed to use within the landscaping areas and if not suitable any landscaped areas will need to be constructed using clean imported materials. This information should be submitted to this section for review.

Should you have any queries regarding this memo please do not hesitate to contact me on Ext 8774.

A handwritten signature in black ink, reading "H. Bradshaw" with a stylized flourish at the end.

Helen Bradshawe
Contaminated Land Officer