



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-55453-K2C3
Eich cyf/Your ref: P/2016/0750

Cyfoeth Naturiol Cymru
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Wrexham County Borough Council

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Ffôn/Phone: (0300) 065 3787

Date: 23rd February 2018

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION CODE NO P/2014/0101 CONDITION 3 - SUBMISSION OF
REMEDATION STRATEGY CONDITION 4 - SUBMISSION OF VERIFICATION REPORT
CONDITION 5 - SUBMISSION OF MONITORING AND MAINTENANCE PLAN
FORMER GAS HOLDER SITE RIVULET ROAD WREXHAM**

Thank you for referring the above approval of details reserved by condition imposed under permission P/2014/0101 received at our office 13th February 2018.

We have no objection to the discharge of condition 3, 4, and 5 of planning permission P/2014/0101.

We have reviewed the Verification Report WWU Site, Rivulet Road, Wrexham – Final Report. Hydrock Contracting Limited, Ref. HC15016/R002, June 2016. report which has been submitted to support the discharge of condition 3, 4 and 5 of planning permission P/2014/01010.

We note that the redline boundary for the planning permission is different to the site boundary defined within the report – we are only able to comment on the redline boundary and the sections of the report that relate to this area.

It appears that the majority of the gross contamination was located to the west of the site and that Monitoring Well 1 is the only monitoring borehole located within the redline boundary. We also understand that operational plant (an electric substation) was already present on site and therefore remediation underneath this area was not possible. There may be contamination below this plant that remains in-situ without remediation or monitoring.

The remediation strategy had already been agreed with NRW prior to the works in 2014 and we assume that planning conditions relating to this have already been discharged. It agreed betterment of the soils and groundwater and removal of gross contamination. The post remediation monitoring undertook six rounds of monthly sampling and MW1 shows decreasing trends in contaminants of concerns with only February sampling showing an increase to previous and post sample results. The surface water quality sampling on the River Gwenfro also showed declining or stable sampling results post remediation works. We therefore consider the risk to controlled waters as low.

Based on the information submitted we have no objection to the discharge of condition 3, 4, and 5 of planning permission P/2014/0101.

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests, including environmental interests of local importance*. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yn gywir / Yours' faithfully,



Ruth Prichard

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



cc: