



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-22174-L7D4
Eich cyf/Your ref: P/2016/0490

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John Small
DMR (North Wales) Ltd
Unit 3
Five Crosses Industrial estate
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LI11 3RD

Date: 11th August 2016

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION CODE P/2016/0443
LAND AT PEN Y BRYN AND TENTERS SQUARE LANE, WREXHAM, LL13 7LF**

Thank you for referring the above planning application received at our office 8th August 2016.

We have the following comments for consideration:

The remediation strategy has been revised to address some of our comments. However, the revised strategy does not include sampling in areas targeted for structures/buildings. The justification given for this is that the hardstanding will break the pathway between the soil (source) and site occupiers (target). However, this does not address the potential impacts from contamination on the controlled water targets. For example, the development may disturb (by installation of foundations etc.) contamination in the made ground or contamination that has already migrated down into the underlying natural ground. These areas should be included in the revised remediation strategy.

Also, the remediation strategy should clarify how the site drainage will be managed to ensure that it is channeled away from areas of contamination and only clean and uncontaminated water is allowed to discharge to ground.

Yn gywir / Yours' faithfully,

Ruth Prichard
Swyddog Cyswllt Cynllunio / Planning Liaison Officer
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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



cc: