

Wrexham County Borough Council
Planning Officer
16 Lord Street
Wrexham
LL11 1LG

Date: 4th July 2016

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS UIMPOSED
UNDER PLANNING PERMISSION CODE NO. P/2013/0443:
CONDITION 8 – SUBMISSION OF SCHEME TO DEAL WITH POTENTIAL CONTAMINATION
CONDITION 10 – SUBMISSION OF SCHEME FOR THE COMPREHENSIVE AND INTEGRATED
DRAINAGE
CONDITION 11 - INFILTRATION OF SURFACE WATER DRAINAGE INTO THE GROUND
CONDITION 19 – SUBMISSION OF A DEATILED NOISE REPORT
PEN Y BRYN HOUSE TENTERS LANE WREXHAM**

Thank you for referring the above planning application received at our office 21st June 2016.

We have reviewed the submitted Drainage Report (Bingham Rawlings Partnership Limited, March 2016) and are satisfied that the proposed surface water drainage scheme is acceptable. We can therefore recommend discharge of the surface water aspect of Condition 10.

We have looked at the 'Geo-Environmental Report – Rev A, DMR (North Wales) Ltd for Penybryn, Tenter Lane, Wrexham, Issue June 2015, by Groundsolve Ltd, which is submitted in support of discharge of condition 8.

The report fails to include an adequate assessment of the risks to controlled waters. What is presented does not constitute a controlled waters risk assessment. There is also no clear remediation strategy. Two potential options are given in very limited detail only: 1) landraise, or 2) excavation of made ground. It is not made clear how either of these would fully address potential risks to controlled waters.

We also note that it is likely that soakaways will be used for site drainage during redevelopment. Redevelopment is likely to involve exposure and disturbance of contaminated material; the most vulnerable time in terms of potential risks to controlled waters. Based on the information provided to date, the use of soakaways during development works would be inappropriate.

In our view the information provided to date is inadequate and we **cannot** recommend discharge of condition 8.

In addition, until the above concerns relating to the controlled waters risk assessment are resolved we advise that condition 11 is **not** discharged.

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Ebost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

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

cc: