

Kevin Hughes
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 2nd June 2016

Dear Mr Hughes,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION P/2015/0533:
CONDITION 6 - SCHEME TO DEAL WITH POTENTIAL CONTAMINATION
CONDITION 7 - VERIFICATION REPORT (ENVIRONMENTAL ASSESSMENT REPORT)
CONDITION 9 - NOISE IMPACT ASSESSMENT
CONDITION 10 - GEOTECHNICAL ASSESSMENT
CONDITON 11 - SCHEME TO DEAL WITH THE COMPREHENSIVE AND INTEGRATED
DRAINAGE (PROPOSED DRAINAGE, STORAGE & SEPERATOR, MANHOLE SCHEDULES)
CONDITION 16 - SCHEME DETAILING CONSTRUCTION
SITE OF AMBULANCE AND HIGHWAYS DEPOT, RUTHIN ROAD, WREXHAM, LL13 7TU**

Thank you for consulting us on the above application to discharge conditions, which we received on the 17th May 2016.

We cannot recommend that the conditions be discharged for the following reasons:

Conditions 6 and 7

We were not previously consulted on the original application; and so we advise that the local authority's Contaminated Land Team (who would have recommended conditions 6 and 7) be consulted with regard to discharge of the conditions.

Nevertheless, we have looked briefly at the reports that have been submitted in support of discharge of conditions 6 and 7. We note that the groundwater and gas monitoring programme has not yet been completed. Section 7.2 of the Environmental Assessment Report by Brownfield Development Ltd sets out recommendations for further work including

- Completion of groundwater and gas monitoring programme
- Remediation of soils surrounding below ground storage tank
- Production of validation report.
- Confirmation of Remedial Strategy Local Authority

In our view the groundwater and gas monitoring programme should be completed and the proposed remedial strategy submitted to and agreed with the local authority before condition 6 should be discharged.

Condition 7 should not be discharged until the remediation works have been carried out and the validation/verification report has been submitted to and agreed by the local authority.

Your Contaminated Land Team, should be able to advise further on this.

Condition 9 - No comment

Condition 10

The applicant does not appear to have demonstrated that surface water can be satisfactorily disposed of by infiltration on site.

The submitted information in the Geotechnical Assessment Report, Aldi Stores Ltd (Brownfield Solutions Ltd, Feb 2016) indicates that ground conditions on the site are unlikely to be suitable for disposal of surface water to infiltration. While the report recommends in-situ soakaway testing (paragraph 7.8.1), this does not appear to have been submitted and therefore we would not recommend discharge of Condition 10.

Condition 11

No information appears to have been submitted with regard to parts i), ii) and iii) of Condition 11 to demonstrate the feasibility of the surface water drainage scheme shown on submitted drawing 8344/D/102 Rev T2 'Drainage Proposed Drainage' (which shows surface water directed to a soakaway tank for disposal to infiltration), and therefore we would not recommend discharge of Condition 11.

Condition 16 – No comment

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Ebost/Email: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**

