

Cerys Jones

From: Philip Forster
Sent: 04 April 2016 13:13
To: planning_admin
Subject: FW: Land to the North and West of Maelor Gas Works, Parkey Lane P/2016/0142 v3 Wrexham

NRW response

From: Thomas, Gareth [mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk]
Sent: 01 April 2016 14:37
To: Philip Forster; Peter McCann-Downes
Cc: Helen Bradshawe; Tom O'connor Mespil Solar Ventures Hayford; Glenn Crocker; Geoscience; North Planning
Subject: Land to the North and West of Maelor Gas Works, Parkey Lane P/2016/0142 v3 Wrexham

Dear Peter/Philip,

Thank you for your emails received this morning in respect of the above.

There appears to be some confusion in Peter's understanding of the content of our telephone conversation yesterday and it is of some concern that Peter includes below a statement that I did not, and would not have made, as you are aware that we are yet to review the further information received last week.

The additional information Peter and Glenn provided with respect to discharging the planning condition on contaminated land was received directly to my email address on 23rd March 2016 and due to me being on leave, the long weekend bank holiday period, was not submitted to our contaminated land specialist until my return earlier this week. Until such time as this information has been reviewed, we are not in a position to provide advice to the local planning authority on whether we consider that the condition may be discharged.

I understand your frustration with respect to the time delay in determining the discharge of the condition, however, your initial submission for discharge of conditions did not include any information on contaminated land, the second document did not include information required on groundwater and this is now the third document we have received with respect to this aspect of your proposals. NRW has been clear in its responses what information has not been included and required to be submitted for consideration.

I would also add that consultations and reports submitted in order to discharge conditions are usually sent to the local planning authority who then formally consult NRW on the submissions/reports. We would require assurances and will make clear when reviewing your document that the report should be submitted to, and accepted by the Local Planning Authority as a formal document for consideration in discharging the condition. We therefore kindly request that any further correspondence be made through the Local Planning Authority to avoid any further confusion/misunderstanding.

Regards,

Gareth Thomas

Ymgynghorydd Cynllunio Datblygiad / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 01 April 2016 13:52

To: Peter McCann-Downes <peter@magnificentscience.com>

Cc: Helen Bradshawe <Helen.Bradshawe@wrexham.gov.uk>; Tom O'connor Mespil Solar Ventures Hayford <tom@solarventures.co.uk>; Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>; Glenn Crocker <glenn.crocker@solarventures.co.uk>

Subject: RE: FW: P/2016/0142 - proposed solar farm

Dear Peter,

I understand that you have called this afternoon but I want the opportunity to put my response in writing on this issue for my file.

I have not been party to any conversations between yourself and NRW/Gareth Thomas, therefore it is not for me to pass comment. I am, however, informed in writing that NRW are not yet in a position to respond on the latest submissions. Therefore NRW, as a statutory consultee in this process with a responsibility to ensure groundwater in the vicinity is protected, have not formally recommended to me that the relevant condition can be agreed by the LPA. Whether or not the Council's Contaminated Land section have agreed to the submitted detail is of no consequence as both parties requested the submission of the investigations. There is no misunderstanding between NRW and the LPA.

Regards

Philip

Philip Forster

Planning Officer/Swyddog Cynllunio
Development Control/Rheoli Datblygu



01978 298786



Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG



Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



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From: Peter McCann-Downes [<mailto:peter@magnificentscience.com>]

Sent: 01 April 2016 13:08

To: Philip Forster

Cc: Helen Bradshawe; Tom O'connor Mespil Solar Ventures Hayford; Thomas, Gareth; Glenn Crocker

Subject: Re: FW: P/2016/0142 - proposed solar farm

Good afternoon

Just to clarify :

When I spoke directly to Gareth yesterday he clearly stated that if the LPA officers had no objections then he would accept that as enough evidence to allow the LPA to discharge the contaminated land conditions.

Gareths statement below directly contradicts what I was told yesterday.

To Summarise:

There are no plausible sources of contamination to groundwater identified on site. None.

There are significant exceedences anywhere on the site of any water soluble compounds.

We keep being told completely different versions of what is acceptable.

I'm sure it's just a case of misunderstanding between NRW and the LPA but may I politely suggest that Gareth honours our agreement made yesterday, withdraws the statements about groundwater and agrees to allow the LPA, who have excellent local knowledge and at least the same level of competence as the missing NRW staff make the decision on discharging the contaminated land condition.

I am happy to have a conference call with all parties if that helps.

Kind regards Peter

On 1 Apr 2016 10:54 am, "Philip Forster" <Philip.Forster@wrexham.gov.uk> wrote:

Dear All,

By way of an update, I have reaffirmed confirmation from Wrexham County Borough Council's Contaminated Land team that the detail provided is acceptable. This is a note that I already have on my file.

However, I have spoken with Gareth Thomas as NRW who confirms that their formal response is still as that issued on 21.3.2016 and that their Groundwater team are still considering the adequacy of the detail provided by The Magnificent Science Company on 23.3.2016 (within their timescales). Until I receive their confirmation from NRW, I am unable to confirm that that this condition is met.

I am sure that NRW will respond as soon as is reasonably practicable and I will confirm either way when they correspond with me.

Neil Taunt from WCBCs Flooding and Surface Water team is considering the detail of the proposed surface water strategy and again, I will confirm this in due course.

Regards

Philip

Philip Forster

Planning Officer/Swyddog Cynllunio

Development Control/Rheoli Datblygu



01978 298786



Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG



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From: Helen Bradshawe

Sent: 01 April 2016 10:18

To: 'peter@magnificentscience.com'

Cc: Philip Forster; Stacey Inglis

Subject: P/2016/0142 - proposed solar farm

Peter,

Please find attached my response in relation to the recent information sent to my colleague Stacey Inglis.

Kind Regards

Mrs Helen Bradshawe

Contaminated Land Officer - Environmental Protection

Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am only in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 2977434), Stacey Inglis (01978 297435) or Angela Guy (01978 297433).



☎ 01978 297436

✉ Environment and Planning Department, Ruthin Road, Wrexham LL13 7TU

✉ Adran Amgylchedd a Chynllunio, Ffordd Rhuthun, Wreccsam LL13 7TU

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