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WREXHAM TECHNOLOGY PARK (PHASE 3) – WESTERN GATEWAY ACCESS ROAD

COMPLIANCE AUDIT JANUARY 2016



**WREXHAM TECHNOLOGY PARK (PHASE 3) – WESTERN
GATEWAY ACCESS ROAD
COMPLIANCE AUDIT JANUARY 2016**

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Made by **Heather Nickson**
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Ref 61034454/AUDIT/07

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Appendix 1

Site Compliance Audit

1. INTRODUCTION

1.1 Compliance Audit

An Environmental Compliance Audit, hereafter referred to as 'the audit', is a requirement under Condition 16 of the planning approval¹ for the proposed Wrexham Gateway project. Whilst the scope of the audit principally relates to 'ecological' issues, it also considers the wider environmental remit including nuisance, waste, water and pollution controls covered under other planning conditions.

The audit has been undertaken in accordance with the Construction Environmental Management Plan (CEMP) for the Project (Reference 61034454/CEMP/01) and the environmental checklist summary boxes included in Appendix 5A therein.

This document provides a summary of the environmental observations during the audit, as well as any subsequent recommendations and non-compliances. This document also documents actions remaining from the previous audits. This summary shall be submitted to the Local Planning Authority, Wrexham County Borough Council, in accordance with Condition 16 and copied to Alun Griffiths Contractors Ltd (AGC) for action.

The completed site audit questionnaire is included in Appendix 1.

¹ WRO P/2014/0598 – Construction of a new highway (250m long and 7.3m wide carriage way) and combined walking and cycling route (3m wide)

2. ACTIONS

2.1 Audit Details

The audit was undertaken on 13th January 2016 by Heather Nickson, the project Qualified Ecologist. The weather during the survey was overcast. The weather prior to the audit has been very wet and mild considering the time of year.

2.2 Actions Remaining from Previous Audit

Actions from the November 2015 were reviewed on site with Gemma Fenn, the Contractor's Environmental advisor. The following actions, listed below, are remaining from the previous audit. Ongoing actions from the previous audit are included in Section 2.3.

	Observation November 2015	Action Remaining from Previous Audit	Due*	Closed out by*
Drainage and Hydrology	Mobile fuel bowser has a small amount of fuel within the double skin. No evidence of leaks surrounding the bowser. 	Monitor fuel bowser for leaks, consider removal of fuel within double skin to ensure sufficient volume is available in the event of a catastrophic failure. If leaks are present then either repair or replace with bowser that is not leaking.	Next audit	
	<u>Observation January 2016:</u> No evidence of leaks surrounding the bowser. Bowser stored away from River Gwenfro. Most construction plant has now been removed from site. No change since August compliance audit (see November 2015 observation below regarding use of drip trays).			

	Observation November 2015	Action Remaining from Previous Audit	Due*	Closed out by*
Wildlife and Natural Features	Landscape proposals/design is currently being considered. Details of the landscaping works are still being finalised between WCBC and Moneypenny (office development on site adjacent to the Western Gateway Access Road).	AGC should develop landscape proposals and 20 year maintenance and management plan, see Condition No. 13. Full details need to be sent to the Local Planning Authority within three months of commencement of development. Construction considered to have commenced 29/06/2015 when fill import started. John Evans to provide an update on the progress of landscape proposals and 20 year maintenance and management plan. The 20 year maintenance and management plan is now over three months overdue.	29/09/2015 Landscape and maintenance plan to be discussed at the progress meeting 02/02/2016 and date set for issue to WCBC	

* Note the final two columns are for site use and shall be reviewed on next audit.

2.3 Observations and Actions Identified Following Audit

Following the audit the actions listed below were identified and discussed with Gemma Fenn. These actions shall be monitored by AGC and reviewed on the next audit.

	Observation	Action Required	Due*	Closed out by*
Drainage and Hydrology	The filter bed outfall from the Moneypenny site is clogged with silt. It is not known what the source of silt is. Heavy rainfall could 'wash out' silt into the River Gwenfro causing a pollution incident. <u>Observation January 2016:</u> Filter bed outfall from the Moneypenny site is still clogged with silt.	AGC should liaise with the Environmental Manager/Agent of the Moneypenny site to establish the source of the sediment. Sediment release is to be controlled and stopped at the source.	Urgent action required, to be closed out by 22/01/2016	
		Although the sediment does not originate from the AGC Western Gateway site, the location of the outfall is located within the AGC Western Gateway site boundary. Therefore, AGC maybe accountable in the event of a pollution incident. Mitigation measures will be required to sensitively manage the release of sediment from the Moneypenny site to avoid a significant release of sediment/pollution incident. The proposed mitigation measures will need to be discussed with Gemma Fenn and Heather Nickson.		

	Observation	Action Required	Due*	Closed out by*
Drainage and Hydrology	Heavy rainfall over the Christmas period has exposed fill materials. Soils in the area of the attenuation lagoon outfall have been washed away onto the outfall filter bed. 	AGC to repair attenuation lagoon outfall prior to completion on site. More resilient materials, measures and design to be considered to prevent a repeat of this in the future.	02/02/2016	
Wildlife and Natural Features	The otter fence installation is complete with the exception of two gaps left for the installation of two gates to be used for maintenance purposes. The location of the two gates are: • The area close to the existing culvert north of the access road (shown in image below); and • The area by the attenuation lagoon.	Otter gate designs need to be approved by Emma Board. Note that gates should also be made 'otter proof' by attaching the correct size mesh to the inside of the gate, and by installing a concrete slab underneath. The gate should close to leave a gap of about 10 mm between the slab and the bottom rail and sprung so they close automatically². The mesh attached to the gate should be extended as high as the mesh on the fence and be to the same specification.	To be discussed at the progress meeting 02/02/2016	

² Design Manual for Roads and Bridges, Volume 10 Environmental Design and Management, Section 4 Nature Conservation. February 2001. [Accessed 18/01/2016] Available: <http://www.standardsforhighways.co.uk/ha/standards/dmr/vol10/section4/ha8199.pdf>

	Observation	Action Required	Due*	Closed out by*
				
Wildlife and Natural Features	Otter fence finish is untidy at tie in with existing fence. 	ACG to address prior to completion on site.	02/02/2016	

	Observation	Action Required	Due*	Closed out by*
Wildlife and Natural Features	Grillages have been installed on upstream and downstream entrances of the mammal underpass. In its current position on the downstream end, the grillage has been positioned incorrectly so that otters will be unable to pass (image below). 	Grillage position on downstream entrance to the underpass needs to be raised in accordance with the NRW Otter licence (62559b:OTH:EPS:2015) and approved drawings. In its current position the agreed 20cm is not available on the downstream entrance, this should be raised and made flush with the base of the pipe as per the upstream entrance (image below). Urgent action required as otter will be unable to enter/egress the mammal pass. 	Urgent action required, to be closed out by 22/01/2016	

	Observation	Action Required	Due*	Closed out by*
Wildlife and Natural Features	Bat boxes have been ordered but these are yet to be installed.	AGC to install 6 No. bat boxes on trees on trees previously identified by Heather Nickson and Jeff Turner prior to completion on site.	22/02/2016	
Waste Management	Site generally tidy with the exception of windblown materials south of by the attenuation lagoon and otter proof fencing south of the River Gwenfro. 	AGC to clear all rubbish prior to final progress meeting.	02/02/2016	

* Note the final two columns are for site use and shall be reviewed on next audit.

3. SUMMARY

Since the last audit (27/11/2015) all construction works are complete. The only remaining works outstanding comprise the installation of gates within the otter fence and landscaping works in addition to actions discussed in this audit.

The landscape proposals and the 20 year maintenance and management plan (Condition 13) are now over three months overdue and are yet to be discharged by WCBC Planning Authority. ACG was found to be compliant with the CEMP, planning conditions and environmental good practice and legislation. Other actions listed above were noted to be minor observations that can be easily resolved and monitored by ACG.

The Environmental Manager/Agent of the adjacent Money Penny site should be contacted regarding the outfall clogged with silt to prevent a significant release of sediment entering the watercourse. This is to be undertaken as a priority.

The grillage on the downstream entrance to the mammal underpass needs to be raised as a priority to enable otter to use this underpass.

With construction drawing to a close it is suggested that Emma Broad (WCBC Biodiversity Officer) is contacted to approve planning conditions 19 and 20 associated with the mammal underpass, otter fence and gates, as there is a risk that remedial work may need to be undertaken and plant/construction staff may no longer be present at the site. In addition to this, ACG should prepare a scheme of long-term management and responsibility for the otter fence approved in connection with condition 19 (Condition 21).

The final environmental compliance audit will be undertaken once the landscape planting is substantially complete and the scheme is operational.

APPENDIX 1

SITE COMPLIANCE AUDIT

**WREXHAM TECHNOLOGY PARK (PHASE 3) - WESTERN GATEWAY ACCESS ROAD
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

ENVIRONMENTAL SITE COMPLIANCE AUDIT REFERENCE: 61034454/AUDIT/.....⁰⁷

DATE OF AUDIT: 13/01/15

AUDITOR: Heather Nickson

The Environmental Site Compliance Audit is to be undertaken in accordance with the Construction Environmental Management Plan (CEMP) for the Project (Reference 61034454/CEMP/01) and the environmental checklist summary boxes included in Appendix 5A of the CEMP.

WEATHER ON DAY OF AUDIT (INCLUDING WEATHER SINCE PREVIOUS AUDIT)

Dry Overcast. Weather since last audit has been very wet.

ACTIONS UNDERTAKEN FROM PREVIOUS AUDIT

See Audit Summary Report Jan 2016 (07)

ACTIONS REMAINING FROM PREVIOUS AUDIT

See Audit Summary Report Jan 2016 (07)

1. DRAINAGE AND HYDROLOGY**COMPLIANCE (Y) N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

Bowser stored away from River Greenfro at Roundabout.
Few construction vehicles / plant remain on site.
Moneygenny outfall still clogged with silt. Moneygenny to be contacted.
Loose soil/hardcore exposed surrounding attenuation lagoon outfall.

CONTINUATION SHEET? Y (N)**2. DUST, EMISSIONS AND ODOURS****COMPLIANCE (Y) N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

Access road & site entrance road clear of any mud/debris.

CONTINUATION SHEET? Y / N**3. WILDLIFE AND NATURAL FEATURES****COMPLIANCE (Y) N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

landscape planning yet to be confirmed. Soils loose & muddy.
Other fence gates to be installed. → Design to be agreed with Emma Broad. Other fence to be re-tensioned at tie in north of Wrexham gateway access road.
Grillage on downstream entrance of needs to be raised.
Bat boxes to be installed.

CONTINUATION SHEET? Y (N)

4. NOISE AND VIBRATION**COMPLIANCE Y / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

N/A. Construction works complete.

CONTINUATION SHEET? Y / (N)**5. HEALTH AND SAFETY/SITE MANAGEMENT****COMPLIANCE Y / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

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CONTINUATION SHEET? Y / N**6. CONTAMINATED LAND AND GEOLOGY****COMPLIANCE (Y) / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

No issues reported during works.

CONTINUATION SHEET? Y / (N)

7. WASTE MANAGEMENTCOMPLIANCE **(Y)**/N

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

All wood/other construction materials have been taken away from site. No waste transfer notes seen as no site offices remain. Materials store & containers removed from the site. Site tidy with the exception of windblown materials by the attenuation lagoon.

CONTINUATION SHEET? Y/(N)

8. CULTURAL HERITAGECOMPLIANCE **(Y)**/N

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

No issues reported during works.

CONTINUATION SHEET? Y/(N)

9. ANY OTHER ISSUES / GENERAL COMMENTS**REMARKS**

Offer licence report to be prepared within 4 weeks of licence expiry. Submit to NRW.
HEMP management plan to complete.

CONTINUATION SHEET? Y/(N).

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

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