

Cerys Jones

From: Philip Forster
Sent: 25 January 2016 10:30
To: planning_admin
Subject: FW: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV
Attachments: P20150092 Gas protection verification report 17Dec15.pdf

Public protection response

From: Angela Guy
Sent: 25 January 2016 10:20
To: Jessica Gittoes
Cc: Philip Forster
Subject: RE: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV

Hi Jessica

Thanks for sending the drawing. I've had a look at the pink bubble, for the avoidance of doubt please can you clarify that this is the building MEC validated in the attached report? In addition please can you also clarify whether the 3 red squares either side of the pink bubble (noted in the key as 'open top transformer kiosks' are enclosed buildings or not since any enclosed buildings will require gas protection measures?

I also have received the attached plan a while ago and this shows various buildings (communications buildings etc...) but they do not appear on the plan that you have provided, is this plan now superseded? Please can you provide clarification on what other, if any buildings, are on the site.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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If I am unavailable and you require further assistance please contact Paul Sleeman (01978 297434), Stacey Inglis (01978 297435) or Helen Bradshawe (01978 297436).

From: Jessica Gittoes [<mailto:jessica.gittoes@lightsource-re.co.uk>]
Sent: 22 January 2016 11:16
To: Angela Guy
Cc: Philip Forster
Subject: RE: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV

Hi Angela,

Please see attached the layout plan showing the providing clarification on the building location (please refer to the central buildings within the site and the pink bubble and text).

With regards to your last point, please can you confirm exactly what is required – I thought this information was contained in the site investigation report.

Kind regards,

Jessica Gittoes | Planning Team Leader | M: +447880491538 | D: +442031673684 | T: +443332000755
Lightsource Renewable Energy Holdings Ltd, 7th Floor, 33 Holborn, London, EC1N 2HU

From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 15 January 2016 11:03
To: Jessica Gittoes <jessica.gittoes@lightsource-re.co.uk>
Cc: Philip Forster <Philip.Forster@wrexham.gov.uk>
Subject: RE: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV

Hi Jessica

Thanks for your email.

As you will see from the emails with Mark Bergin the gas protection measures for the DNO station are satisfactory and no further details are required on this.

You may be aware I have also received the attached report which is also satisfactory, however I require clarification on exactly where this building is on a plan please.

I'd be grateful if you could let me know who is responsible for the gas protection measures of all the other buildings on the site please. I will require details of what protection measures need to be installed for each, then once approved and subsequently installed verification reports to confirm the measures have been installed will be required.

Kind regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
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From: Jessica Gittoes [<mailto:jessica.gittoes@lightsource-re.co.uk>]
Sent: 15 January 2016 09:47
To: Angela Guy

Cc: Philip Forster

Subject: RE: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV

Hi Angela,

Please can you let me know if you require any further information from me?

Kind regards,

Jessica Gittoes | Planning Team Leader | M: +447880491538 | D: +442031673684 | T: +443332000755

Lightsource Renewable Energy Holdings Ltd, 7th Floor, 33 Holborn, London, EC1N 2HU

From: Mark Bergin [<mailto:Mark@electricity-solutions.co.uk>]

Sent: 14 January 2016 09:20

To: Angela Guy <Angela.Guy@wrexham.gov.uk>

Cc: Jessica Gittoes <jessica.gittoes@lightsource-re.co.uk>; Philip Forster <Philip.Forster@wrexham.gov.uk>; Julie Hughes <julie@electricity-solutions.co.uk>

Subject: RE: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV

Importance: High

Hi Angela, thanks for your email and your time on Tuesday.

I will respond to your points in order:

- i) As discussed, attached are photo's of the substation which show the air-flow vents have been included.
- ii) Noted, thank you.
- iii) For the avoidance of doubt, there are a number of infrastructure housings on this development, however, only the brick built DNO substation is within our remit. Therefore I assume the confusion has stemmed from this and the MEC paperwork relates to other infrastructure buildings. Attached is a plan of the site which may assist in understanding the situation relating to the buildings onsite. You will note that the DNO substation (which we are concerned with) is located at the entrance to the site and other buildings are located at the end of the site access road. I suggest you liaise with Jessica Gittoes regarding these.

Please confirm that the DNO substation is now signed off in respect of the radon gas considerations.

Many thanks.

Mark Bergin

Operations Director

Tel 0333 202 1012

Fax 0333 202 1013

Mobile 07508 229 619

Email mark@electricity-solutions.co.uk

Electricity Solutions Ltd

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Unit 5, Portside Business Park

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From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 11 January 2016 13:43
To: Mark Bergin <Mark@electricity-solutions.co.uk>
Cc: Jessica Gittoes <jessica.gittoes@lightsource-re.co.uk>; Philip Forster <Philip.Forster@wrexham.gov.uk>
Subject: RE: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV

Hi Mark

I've spoken with Phillip and apologise for the confusion, here are the comments I have with regard to the information you emailed to me on the 21st December 2015.

i) On the final page of the letter prepared by Elliot Bond Consulting (EBC) dated 31 October 2015 point 5 refers to 8 vents being a key feature to prevent gas build up, details of these features should be provided and due to their importance should be confirmed as being sufficient by third party verification.

ii) It is noted that the sealing of ducts and installation of a vent trench were additional measures and whilst the details of the vent trench installed are limited (design features and extent of it) based on the information provided it is accepted that this feature is in place. Had this been a key protection feature then further details of its design and installation would be sought and need to be submitted by a third party verification process.

iii) In an email I sent to Planning on the 17th I highlighted the need for clarification on the status of the remedial solution for the substation since the EBC letter stated that no membrane is being installed but we received a verification report for one having being installed, a copy is attached. Whilst I confirmed that the report findings were satisfactory I required clarification on where this sat with regard to the EBC recommendations. Are there 2 substations? Confirmation on what buildings are on site and what gas protection they are each having (linked to what has been submitted for verification to date) should be provided for clarity.

In summary please can you respond to issues i) and iii) above. Until all of the verification details have been submitted I have advised Planning that I would not recommend discharge of the planning condition. Please don't hesitate to call if discussing this would be helpful.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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From: Mark Bergin [<mailto:Mark@electricity-solutions.co.uk>]
Sent: 11 January 2016 12:18
To: Philip Forster; Angela Guy
Cc: Jessica Gittoes

Subject: RE: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV
Importance: High

Philip, many thanks for your quick response.

Hi Angela.

Can you let me have your feedback following the earlier emails with pictures of the sealed ducts and installation of the pea-gravel.

Can this condition now be signed off as complete?

Many thanks.

Mark Bergin
Operations Director
Tel 0333 202 1012
Fax 0333 202 1013
Mobile 07508 229 619
Email mark@electricity-solutions.co.uk

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 11 January 2016 12:10
To: Mark Bergin <Mark@electricity-solutions.co.uk>
Cc: Angela Guy <Angela.Guy@wrexham.gov.uk>; Jessica Gittoes <jessica.gittoes@lightsource-re.co.uk>
Subject: P/2015/0945 - discharge of condition 21 of P/2015/0092 - Delph Road solar PV

Hi Mark,

Thanks for the email.

We appear to have had an application submitted on this site to discharge condition no. 21 of planning permission P/2015/0092 with a Gas Membrane Installation Validation Report by MEC Environmental Ltd (copy attached). I attach Angela Guy's response in relation to this document and its recommendations.

Subsequently, Angela provided a further response on 22 December 2015 to yourself in relation to the detail that you provided to her and I also attach her comments (ACREFAIR SUBSTATION).

As there is currently an application submitted to discharge condition 21, no further formal submission is required. This was not immediately evident as the information was submitted to Angela independently. It may be quicker to discuss any further requirements directly with Angela Guy based on her comments. If she is satisfied with the approach taken she will advise me to discharge the condition accordingly.

Regards

Phil

Philip Forster



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From: Mark Bergin [<mailto:Mark@electricity-solutions.co.uk>]

Sent: 11 January 2016 09:38

To: Philip Forster

Cc: Angela Guy

Subject: FW: ACREFAIR SUBSTATION

Importance: High

Philip, thanks for your time this morning.

Below is the email trail and attached is the email with photographs showing the work has been completed as agreed with Angela.

I look forward to hearing from you asap as I need to complete this matter as quickly as possible.

Many thanks.

Mark Bergin

Operations Director

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Fax 0333 202 1013

Mobile 07508 229 619

Email mark@electricity-solutions.co.uk

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Cheshire, CH65 2HQ

From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]

Sent: 23 December 2015 16:08

To: Mark Bergin <Mark@electricity-solutions.co.uk>

Subject: FW: ACREFAIR SUBSTATION

Mark

Further to my earlier email below, I have just been informed that the planning duty officer email is not regularly monitored and the correct email to use is Planning_admin@wrexham.gov.uk.

Regards Angela

From: Angela Guy

Sent: 23 December 2015 11:43

To: 'Mark Bergin'
Subject: RE: ACREFAIR SUBSTATION

Mark,
Here are his contact details.

Philip.Forster@wrexham.gov.uk

Unfortunately I think he is currently on leave so perhaps if you call/email the Duty Planning Officer they may be able to advise.

planningdutyofficer@wrexham.gov.uk

Tel: 01978 298994

Hope you have a nice Christmas too.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
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From: Mark Bergin [<mailto:Mark@electricity-solutions.co.uk>]

Sent: 23 December 2015 11:30

To: Angela Guy

Subject: RE: ACREFAIR SUBSTATION

Angela, many thanks for your reply.

Can you please let me have Philip Forster's contact details as I need to expedite this process?

Many thanks – have a great Christmas.

Mark Bergin

Operations Director

Tel 0333 202 1012

Fax 0333 202 1013

Mobile 07508 229 619

Email mark@electricity-solutions.co.uk

From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]

Sent: 22 December 2015 14:00

To: Mark Bergin <Mark@electricity-solutions.co.uk>

Cc: Kevin Bergin <Kevin@electricity-solutions.co.uk>; Chris Allmark <Chrisa@electricity-solutions.co.uk>; Julie Hughes <julie@electricity-solutions.co.uk>

Subject: RE: ACREFAIR SUBSTATION

Mark

Thank you for your email. A new system regarding discharge of planning conditions is now in place which requires all submissions to go directly to the Planning Team, they will then consult relevant parties (such as myself) for advice accordingly and then respond to you. I will forward your email to Philip Forster and trust he will be in touch.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
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If I am unavailable and you require further assistance please contact Paul Sleeman (01978 297434), Stacey Inglis (01978 297435) or Helen Bradshawe (01978 297436).

From: Mark Bergin [<mailto:Mark@electricity-solutions.co.uk>]

Sent: 21 December 2015 15:24

To: Angela Guy

Cc: Kevin Bergin; Chris Allmark; Julie Hughes

Subject: ACREFAIR SUBSTATION

Importance: High

Good afternoon Angela.

I refer to your email below and can confirm that the works agreed have now been completed. You may recall that as an alternative to a gas-proof membrane in the substation base it was agreed that surrounding the sub-station with pea-gravel and sealing the external ducts was agreed.

As suggested in the Elliot Bond Consultants' Report dated 31st October the exterior of the substation was excavated to below the foundation base and once the ducts had been sealed the area was re-instated using pea-grave.

I am attaching for your attention photographs which show the duct seals and the pea-gravel surround. With all of the recent rain the site is extremely muddy and so the pictures of the pea-gravel around the substation are not as clear as they might be. It is fair to say that the requirement of a 300mm pea-gravel surround has been exceeded for much of the perimeter area as you can see from the photo's and in total 20T of pea-gravel has been used to surround the substation.

I trust this meets your requirements but if there is anything further that you need then please let me know.

Kindly confirm you are happy with the works.

Regards,

Mark Bergin

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Email mark@electricity-solutions.co.uk

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From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 03 November 2015 15:17
To: Mark Bergin <Mark@electricity-solutions.co.uk>
Cc: Kevin Bergin <Kevin@electricity-solutions.co.uk>; Chris Allmark <Chrisa@electricity-solutions.co.uk>; Nadyne Powell <nadyne@electricity-solutions.co.uk>
Subject: RE: ACREFAIR SUBSTATION

Hi Mark

In this case I would consider a written statement with details of the remedial measures incorporated and which confirms that they have been installed to satisfactory standard (with reference to the initial strategy/design which you have already provided) along with photographs would be appropriate.

Regards Angela

From: Mark Bergin [<mailto:Mark@electricity-solutions.co.uk>]
Sent: 02 November 2015 16:38
To: Angela Guy
Cc: Kevin Bergin; Chris Allmark; Nadyne Powell
Subject: RE: ACREFAIR SUBSTATION
Importance: High

Hi Angela, many thanks for coming back to me so quickly – much appreciated.

I have tried to access the Councils Website but cannot seem to make progress, I am therefore attaching two plans showing the substation position. In each the substation is the red square. I hope this is sufficient for your needs.

I will prepare a report once the substation is complete and will provide this to the developer for submission to you along with the various other documents the council will require. My intention is to provide a number of photographs which demonstrate the work has been done as agreed but if you have any other specific requirements then please let me know.

In terms of other buildings onsite, we are not responsible for any of them but I have highlighted your comments to the developer.

If you have any queries then please do not hesitate to contact me.

Regards,

Mark Bergin
Operations Director

Tel 0333 202 1012
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Mobile 07508 229 619
Email mark@electricity-solutions.co.uk

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From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 02 November 2015 14:35
To: Mark Bergin <Mark@electricity-solutions.co.uk>
Cc: Kevin Bergin <Kevin@electricity-solutions.co.uk>
Subject: RE: ACREFAIR SUBSTATION

Hi Mark

Thanks for your email with the letter from EBC attached along with a construction drawing of the substation. Unfortunately I am unable to open the KMZ file that you have attached, but perhaps you can confirm which of the buildings it is with reference to the determined plans on page 2 of the documents uploaded onto the Council's planning webpage under Case Number P/2015/0092:
http://planning.wrexham.gov.uk/Planning/lg/plansearch.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

In the meantime however I can confirm that I am satisfied with the details and assessment in the letter from EBC and agree that the recommendations listed under items 1 and 2 would provide an extra line of protection.

A validation report providing details of the measures installed (i.e. the above additional measures in addition to the detail of the slab and vents), to include photos, should be provided once these have been installed.

Finally if you could confirm if your firm is involved in the construction of any of the other buildings on the site then the measures required to protect these from gas ingress can also be reviewed.

Regards Angela

Ms Angela Guy
Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

If I am unavailable and you require further assistance please contact Paul Sleeman (01978 297434), Stacey Inglis (01978 297435) or Helen Bradshawe (01978 297436).

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www.facebook.com/wrexhamcouncil



From: Mark Bergin [<mailto:Mark@electricity-solutions.co.uk>]
Sent: 02 November 2015 13:18

To: Angela Guy
Cc: Kevin Bergin
Subject: ACREFAIR SUBSTATION
Importance: High

Hi Angela.

As discussed, the substation has been constructed in accordance with the attached plans. It is due to be completed this week. However, a gas-proof membrane has not been included in the base.

We have therefore taken advice on the situation.

Attached is a letter we have received from consultants which draws the distinction between an occupied commercial building and an unoccupied industrial building and the resultant potential risk to human health which is described as 'negligible'.

In addition, the construction drawings are attached which as you will see incorporate ventilation at both low and high levels.

Finally, the substation sits at the entrance of the site next to the road and so in reality is not located above the former landfill site – see attached KMZ File where the substation is marked, POS.

Given the foregoing I would be grateful to receive your confirmation that the substation building is acceptable and whether you require anything further.

Many thanks.

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Operations Director
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