

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2021/0494

Your Ref: P/2021/0494

Date: 29 July 2021

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2021/0494 – DISCHARGE OF CONDITIONS 04 (DRAINAGE), 06 (CONTAMINATION), 12 (CONSTRUCTION TRAFFIC MANAGEMENT), 13 (LANDSCAPING) AND 18 (LANDSCAPING MAINTENANCE) OF PLANNING PERMISSION P/2020/0603

UNIT 6 PACIFIC PARK BRIDGE ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXXHAM

The following additional information has been submitted for the discharge of condition 6 of planning permission P/2020/0603.

- E3P, Ground Gas Addendum Report, Proposed Industrial Development, Pacific Park, Wrexham. Reference: 14-255-R3-1. Dated July 2021
- E3P, Remediation and Enabling Works Strategy, Pacific Park, Wrexham. Reference: 14-255-R4-1. Dated July 2021. (Amended)

The additional information has been reviewed in conjunction with the previous reports submitted in support of planning permission P/2020/0603.

- E3P, Phase I Geoenvironmental Site Assessment, Proposed Industrial Development, Pacific Park, Wrexham. Reference: 14-255-R1-1. Dated July 2020
- E3P, Phase II Geoenvironmental Site Assessment, Proposed Industrial Development, Pacific Park, Wrexham. Reference: 14-255-R2-1. Dated May 2021.
- Email from E3P in response to memorandum of 11 June 2021. Dated 29 June 2021.
- E3P, Remediation and Enabling Works Strategy, Pacific Park, Wrexham. Reference: 14-255-R4-1. Dated July 2021.

I have the following comments to make, I trust that these will be forwarded to the appropriate person(s). Please note that I have not provided comments on the geotechnical assessment within the report as it is not within the remit of the Contaminated Land Team. I have followed the same numbering as my previous memorandum dated 16 July 2021.

E3P, Remediation and Enabling Works Strategy, Pacific Park, Wrexham. Reference: 14-255-R4-1. Dated July 2021. (Amended)

The above report was comprehensive and I can confirm that I am in agreement with the proposed remedial strategy, however I have the following comments to make:

- a) Section 2.3 & Section 3.4.3 (PCBs) – It is stated that a clean cover system will be used in soft landscaping areas, with the remainder of the site being under concrete hardstanding, and that a threshold of 7.2mg/kg will now be utilised for soils across the development. I am in agreement with this threshold value.

If PCBs are identified above the threshold value of >7.2 mg/kg then the material will either be disposed of off-site or placed in an area of low sensitivity. Should PCBs be identified above the threshold value then the Council should be informed and detailed written justification for the proposed option, off-site disposal or remaining on-site, must be submitted for written approval.

(Please note on page 16 of the amended report the following is incorrect: *‘Soils with a PCB concentration of <7.2mg/kg were deemed to be safe to leave on site’*. This information was provided by the Council and the value should be <20mg/kg as it refers to the remedial works undertaken in 1987.)

- b) Section 2.5 – Please see my comments on the ground gas addendum report below.
- c) Section 2.6 – No further comments from those made in my memorandum dated 16 July 2021.
- d) Section 3.4.1 Cover System – No further comments from those made in my memorandum dated 16 July 2021.
- e) Section 3.4.2 (Asbestos) – No further comments from those made in my memorandum dated 16 July 2021.
- f) Section 3.7 (Supplementary Site Investigations) – I am in agreement with the proposed additional works in the area of the former infilled pond and in the area of the concrete slab in the south of the site. I look forward to receiving the results of the supplementary site investigation in due course. If contamination is identified then the remediation strategy for these sections of the site will need to be amended accordingly and the amendments approved in writing by the Council.

Please can you advise when it is your intention to undertake these supplementary works?

- g) Section 3.9 – No further comments from those made in my memorandum dated 16 July 2021.
- h) Section 6 – I have not provided comments on this section as it is not within the remit of the Contaminated Land Team.

E3P, Ground Gas Addendum Report, Proposed Industrial Development, Pacific Park, Wrexham. Reference: 14-255-R3-1. Dated July 2021

1. Section 5.0 - It is noted that characteristic situation 2 is recommended for the proposed development and based on British Standard BS8485 (2015)+A1 (2019) a point score of 1.5 is proposed for the development. Table 5.2 then presents various ground gas mitigation measures, however I do not think it is clear what specific gas mitigation measures are going to be used.

Please can you provide the following?

- Detail exactly what gas mitigation measures are going to be used for the specific development,
- Provide drawings of how these will be incorporated into the building design,
- How they will be installed (if applicable),
- Provide details of the appropriately qualified third party who is going to undertake the validation;

Please note that I cannot recommend the discharge of condition 6 until all the information, detailed above, is submitted to the Planning Department for written approval. Should you have any queries regarding the above then please contact me on Ext. 8773.

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Dave Sharp
Building Control Lead