

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2021/0660

Your Ref: P/2021/0660

Date: 23 July 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2021/0660 – P/2020/0167 DISCHARGE OF CONDITIONS 6 (DUST) 7 (NOISE AND VIBRATION) 13 (CONTAMINATION) 18 (LANDSCAPE) 22 (ABORICULTURE)

LAND SOUTH OF RIDLEYWOOD LAND AND EAST OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM

The following contamination report has been submitted for the discharge of condition 13 of planning permission P/2020/0167.

- Tier Consult Ltd, Ground Investigation Report for Net World Sports, Wrexham. Version 1.0 Ref: TE1456GIR1.0 Draft. Dated 28 May 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.

1. It is noted on the cover of the report that it is stated 'draft', please can a copy of the final report be provided or confirmation that there are no amendments to the report submitted?
2. Section 5.0 – It was noted within the PRA that the main potential source was in the area of the infilled ponds, please can you confirm if your sampling strategy targeted these former ponds and if samples were sent for chemical analysis? If not, please can you provide justification for omitting these areas?
3. Section 8.3 – I am in agreement that analysis results do not show any contaminants of concern, however it would have been preferable if a summary and discussion of these results was provided within section 8.3. As discussed in Item 1. further clarification is required regarding the infilled ponds located on the site and if the sampling strategy targeted these areas.

4. Section 9.3 - Please can you clarify if any of the monitoring wells targeted the infilled ponds identified within the PRA? I am in agreement that to date the gas monitoring results indicate that the site is characteristic situation 1, however the complete set of gas monitoring results is yet to be submitted. Please can a copy of the final gas risk assessment, to include the full set of results, be submitted to the Council for written approval?
5. Section 9.4 – I have not provided comments on radon gas as it is not within the remit of the Contaminated Land Team.

Please note that I cannot recommend the discharge of condition 13 until all the information, detailed above, is submitted and approved in writing. Should you have any queries regarding the above then please contact me on Ext. 8773.

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Dave Sharp
Building Control Lead