

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2021/0471

Your Ref: P/2021/0471

Date: 08 July 2021

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2021/0471, LAND AT OAK ROAD, WREXHAM INDUSTRIAL ESTATE

OUTLINE APPLICATION FOR ERECTION OF CLASS B1 AND B8 INDUSTRIAL UNITS INCLUDING ACCESS AND LAYOUT

The following letter response has been submitted in support of the above planning application:

- TerraConsult Ltd, Letter – Response to Wrexham County Borough Council and Natural Resources Wales Queries. Dated 22 June 2021

The letter response has been reviewed in conjunction with the previous reports submitted in support of the above planning application.

- Opus International Consultants (UK) Ltd, Phase 1 (Desk Study) Investigation Report, The Oaks, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG. Dated March 2017
- TerraConsult Ltd, Phase 2 Site Investigation Report at The Oaks, Wrexham Industrial Estate. Report No 4292/01 Issue 2. Dated 21 May 2019

Having considered the additional information provided, I have the following comments to make, please note they follow the same numbering as previous.

- Opus International Consultants (UK) Ltd, Phase 1 (Desk Study) Investigation Report, The Oaks, Oak Road, Wrexham Industrial Estate Wrexham, LL13 9RG. Dated March 2017

1. No further action required.

- TerraConsult Ltd, Phase 2 Site Investigation Report at The Oaks, Wrexham Industrial Estate. Report No 4292/01 Issue 2. Dated 21 May 2019

2. Sampling strategy controlled waters - It is noted that Natural Resources Wales is taking the lead with respect to controlled waters, therefore I have no further comments at this time.
3. Section 9.2.3 – It is acknowledged that the area of elevated PAH and B(a)P is within the proposed ecology mitigation area, however a risk assessment should be undertaken to consider ecological receptors and confirmation that no human receptors will be able to access this section of the site. I am also seeking clarification that no future development of this area will be possible without the need for planning permission.
4. Section 9.2.9 – A satisfactory response has been received as the information will be included within the future verification report.
5. Section 9.3.3 – A satisfactory response has been received, however should material be imported to site then it must be demonstrated that it is suitable for use, to include details of its source and chemical analysis.
6. Section 9.4 – It is noted that Natural Resources Wales is taking the lead with respect to controlled waters, therefore I have no further comments at this time.
7. Section 9.6 – A satisfactory response has been received and I await the details within the remediation strategy.
8. Section 9.7 – A satisfactory response has been received and I await the details within the remediation strategy.
9. Section 11 – No further action required.

- **Recommended Contamination Conditions**

Due the proposed development being on former MoD land (used for the manufacture of explosives) that could result in ground contamination in some areas, it will be necessary to condition any future consent to ensure that any potential contamination issues are adequately dealt with. It is acknowledged that several contamination reports have been submitted in support of the application; however there are several issues still outstanding, including a remediation strategy for the site therefore I recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

ZP01B - Contaminated Land - Phased Investigation

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation,

no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

WCBC02 :: ZP02A - Verification Report - Contaminated Land

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

WCBC21 :: A11NA - SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environmental Protection Team prior to commencement of works on site.

I look forward to receiving a response to the above items in due course, in the meantime should you have any queries regarding the above then please contact me on Ext. 8773.



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Dave Sharp
Building Control Lead