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29/03/2021

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: RHYDDHAU AMOD 5 (DILYS HALOGIAD) O GANIATAD
CYNLLUNIO P/2020/0598 / DISCHARGE OF CONDITION 5 (CONTAMINATION
VERIFICATION) OF PLANNING PERMISSION P/2020/0598**

LEOLIAD / LOCATION: 94 REGENT STREET, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 16/03/2021

We have significant concerns with the application as submitted. We do not recommend your Authority discharges condition 5 for the following reasons.

The following reports have been reviewed:

- Core Geotechnics, Ground Investigation Royal Mail Delivery Office Wrexham, Proposed Re-development Report 21009, dated 20/10/2020;
- Mott MacDonald, Wrexham Delivery Office, Discharge of planning conditions relating to contaminated land WRDO-MM-ZZ-ZZ-RP-C-0001, February 2021, and;
- Groundwater monitoring results MW1-MW3 (forwarded by Contaminated Land Officer at Wrexham Council).

Based on a review of the above reports we conclude that the shallow groundwater beneath the site has been contaminated by hydrocarbons and remediation is required.

Core Geotechnics Report:

It is disappointing that WS3 and WS4 were not installed when contamination was observed during drilling as this could have helped define the plume. The EQS numbers used are incorrect. We have no further comments on this report as it has been superseded by the Mott MacDonald report.

Mott MacDonald report:

The report identifies the groundwater as a pathway only. However, it is a Secondary A aquifer and is considered moderately sensitive and whilst there are no current abstractions, the groundwater has been used as a resource in the past. The groundwater should be considered as both a receptor and a pathway.

Groundwater monitoring MW1-MW3:

Whilst the boundary monitoring locations of MW2 and MW3 indicate a contamination plume across the site, ideally there would have been additional monitoring points to define the plume and confirm the source.

We are currently waiting for interpretation of the monitoring results. However, based on the concentrations it is clear that significant contamination is present in the shallow groundwater, which requires remediation.

Based on the information received to date, we advise that additional monitoring wells should be installed to help define the extent of the plume to enable remediation scheme design and enable site specific remedial targets to be established.

Therefore, as additional risk assessment and remediation strategy are necessary, NRW are currently unable to recommend discharge of Condition 5 of P/2020/0598.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rhys Jones

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales