

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Mared Rees Jones
Planning Officer

Our Ref: P/2021/0182

Your Ref: P/2021/0182

Date: 06 April 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0182 – Storage Land Clywedog Road North, Wrexham Industrial Estate

DISCHARGE OF CONDITION 3 (HABITAT MITIGATION AND MANAGEMENT) AND 4 (BADGER SURVEY) AND 10 (CONTAMINATED LAND) OF P/2018/1086

I have reviewed the following reports:

‘Site 4 Clywedog Road North, Wrexham Industrial Estate Phase 1 Geo-Environmental Desk Study Assessment’ for F1 Real Estate Management Ltd, prepared by Integra Consulting, dated September 2018

‘Phase II Geo-environmental Assessment, Proposed Industrial Development Site 4 Wrexham Industrial Estate’ for F1 Real Estate Management Ltd, prepared by SP Associates, dated June 2020

Whilst I do not necessarily concur with all of the discussions contained within the Preliminary Conceptual Site Model (CSM) in the Phase I report, my overall conclusion following the Phase II works with regard to Condition 10 is that the assessment of land contamination is sufficient and I would recommend the discharge of this condition.

With regard to Condition 11, I am in agreement with the recommendations made in paragraph 7.1.3 (copied below), therefore upon completion of the development, a verification report should be submitted detailing any previously unforeseen contamination identified during the works and the actions subsequently taken. At the time that any previously unforeseen contamination is found then the Contaminated Land Team at the Council should be contacted to agree the next steps.

7.1.3 PROPOSED SOIL REMEDIAL MEASURES

The risk screening exercise has shown that the risk to human health at the site from explosives and potential contaminants of concern within the soil is low and consequently no specific soil remedial measures are proposed.

However, as was the case with all brownfield sites it is recommended that if any areas of potentially contaminated ground become apparent during the construction phase then they should be brought to the attention of the Engineer for further consideration.

Although the site and laboratory testing program has failed to detect explosives within the soil it is recommended at the groundworks stage of the project that suitable screening measures are put in place and that such a program forms part of the H & S file.

Should you have any queries regarding the above then please contact me on Ext. 8771.



.....
Angela Guy
Contaminated Land Officer