

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Mared Rees Jones Planning Officer
Our Ref:	P/2021/0183	Your Ref:	P/2021/0183
Date:	07 April 2021	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0183 – LAND NORTH OF CLYWEDOG ROAD EAST WREXHAM INDUSTRIAL ESTATE WREXHAM

DISCHARGE OF CONDITION 3 (ECOLOGY) AND 8 (CONTAMINATED LAND) OF P/2018/1085

I have reviewed the following reports:

‘Site 3 Clywedog Road East, 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 8 is that the assessment of land contamination is sufficient and I would recommend the discharge of this condition.

With regard to Condition 9, 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 is 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 testing program has failed to detect explosives within the soil samples 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. If buried pipework is encountered its presence should be brought to the attention of the Engineer as such features can contain deposits that may include explosive residues. It is recommended that procedures are put in place to locate any such buried features prior to the commencement of the development program.

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



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Angela Guy
Contaminated Land Officer