

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2020/0636

Your Ref: P/2020/0636

Date: 24 December 2020

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2020/0636 – DISCHARGE OF CONDITION 7 (CONTAMINATION) OF PLANNING PERMISSION P/2018/0675

FORMER DIVISIONAL POLICE HEADQUARTERS BODHYFRYD WREXHAM

Further to my memorandum dated 13 November 2020 the following letter report has now been submitted for the discharge of condition (7) of planning permission P/2018/0675:

- Remada Ltd, Letter report RE: P/2020/0636 – Discharge of Condition 7 (Contamination) of Planning Permission P/2018/0675. Dated 18th December 2018.

The letter report has been reviewed in conjunction with the previous reports submitted:

- Remada Ltd, Phase 1 Site Investigation, Lidl Bodhyfryd, Wrexham. Dated July 2017
- Brownfield Solutions Ltd, Geo-Environmental Assessment Report, Lidl UK GMBH Wrexham Police Station. Dated December 2017
- Brownfield Solutions Ltd, Gas Assessment Letter Report. Dated 28 June 2018
- Remada Ltd, Supplementary Phase 2 Ground Investigation, Lidl Bodhyfryd, Wrexham. Dated April 2019

I have the following comments to make, I trust that these will be forward to the appropriate person(s).

1. Fuel Tank –To date there is no evidence that the fuel tank has leaked resulting in contamination of the surrounding ground, however samples have not been taken beneath the footprint of the former fuel tank. I am in agreement that following the removal of the stockpiles that samples should be taken in the location of the former tank. I look forward to receiving these results in due course.
2. Electricity Sub-Station – No further action is required.

3. Historic Timber Yard – No further action is required.
4. Ground Gas Protection Measures – I am in agreement with the proposed gas protection measures, please can you confirm who is going to install the membrane and who is going to provide the independent validation? Also plans of how the membrane will be installed into the building footprint are required.
5. Stockpiled Material – It is noted that asbestos was identified within one of the stockpiled samples and it has been sent for quantification analysis. I look forward to receiving these results in due course.

Please note that I cannot recommend the discharge of condition 7 until all the outstanding 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