

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Matthew Phillips Planning Control Lead
Our Ref:	P/2021/0056	Your Ref:	P/2021/0056
Date:	16 February 2021	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0056 MAGELLAN AEROSPACE, RACKERY LANE, LLAY, LL12 0PB

New Assembly, Warehouse And Distribution Facility

I have reviewed the following report submitted with this planning application.

Geo-Environmental Report, Proposed New Development Magellan Aerospace (UK) Ltd, prepared by GroundSolve Ltd, dated November 2020.

The following points should be considered further.

1. Further detail on the contamination risks associated with the former sidings is required, of the samples collected it is not clear which are targeting the former siding areas. Depending on the information provided on this it is possible further testing may be required.
2. Limited testing of the made ground has taken place, 5 samples in total and 1 sample from the glacial till. Of the 5 samples, 3 are within the near surface where exposure risks are greatest to end users of the site. Taking account of the proposed use and the majority of the site being covered in hardstanding/the building and the nature of the made ground being relatively homogenous, this is could be acceptable, although if further testing is undertaken then this risk assessment can be reviewed based on the additional findings.
3. Between 0.15m and up to at least 4.7m of made ground has been identified across the site. Section 8.9 Ground Gases Risk Assessment is insufficient, reference to authoritative guidance which provides further justification of this made ground not presenting a risk should be provided, particularly since the logs from the investigations refer to coal and silt being present.

In light of this I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted

- **Recommended Contamination Conditions**

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.

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



Angela Guy
Contaminated Land Officer