

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Matthew Phillips Planning Control Lead
Our Ref:	P/2019/0938	Your Ref:	P/2019/0938
Date:	16 January 2020	No. of Pages:	1

LAND OFF JACQUES WAY, WREXHAM P/2019/0938 & P/2018/0898

Further to my colleagues Memo dated 07 November 2018 which provided comments on the Geo-environmental Site Assessment October 2018, I have reviewed the following two reports submitted in regard to Condition 9 of permission P/2018/0898 and have provided comments below on each.

- Phase II Geo-environmental & Geotechnical Site Investigation, Land off Jacques Way, Wrexham, REC Ref:108157P2R0, 29 November 2019.
- Remediation Strategy, Jacques Way, Wrexham, REC Ref: 108157P3R1, December 2019

Phase II Geo-environmental & Geotechnical Site Investigation

1. It is noted that NRW have been consulted and taken the lead on the controlled waters risk assessment (from contamination) and therefore I have no comments on this aspect of the report.
2. There has been no further risk assessment in regard to the following issues, therefore further details on these issues is required:
 - a) the electricity substation on site (referred to in the initial assessment in paragraph 4.6),
 - b) vapours from the hydrocarbon contamination found to be present at the site,
 - c) the risk to water supply pipes that will be laid, and
 - d) it has been identified in the report that no risk assessment of the waste tipping/stockpiles near the site entrance has been undertaken and testing of them is recommended. Details of what will happen with this material should be provided and if it is to be removed then a risk assessment of the ground below for residual contamination will be required. If it is not being removed then depending on what is being done with it then further works may be required.

Remediation Strategy

The general design of the remediation works described is acceptable in principle, however until the queries raised above are addressed it is not possible to confirm that the Remediation Strategy is sufficient for the site. Furthermore a final solution should be provided, rather than outlining the options available so the exact works to be undertaken are clear.

Please note in regard to Table 3.1 the guidance prepared by the WLCWG "Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems" dated May 2013 should be followed. In addition, the decommissioning of boreholes should be included in the Strategy and the details documented in the Validation Report.

Until the further works and information has been submitted to the Planning Authority I would not recommend the discharge of condition 9 at this time.

A handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized, cursive script.

Angela Guy
Contaminated Land Officer