

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Sharon Holman Planning Officer
Our Ref:	P/2019/0291	Your Ref:	P/2019/0291
Date:	18 April 2019	No. of Pages:	1

P/2019/0291 – PROPOSED DISTRIBUTION CENTRE, ABBEY ROAD, WREXHAM INDUSTRIAL ESTATE

The advice provided for the initial planning application, P/2017/1013, was as follows.

It is noted that the proposed development is on land that has already been subject to assessment and remediation as demonstrated in a Phase 1 Remediation Completion Report prepared by Smith Grant LLP and dated August 2014. However in this report there is an area referred to as 'hotspot 3' which comprised ash waste and was identified as still requiring remediation. Due to ecological constraints this work hadn't been undertaken and was to be completed under Phase 2 remediation works. We do not have any record of the Phase 2 remediation works being completed, although a subsequent site investigation indicates that the ash waste has now been removed and the outcome of the risk assessment was that the site was suitable for commercial use.

It is understood that further geotechnical investigations were undertaken at the site in October 2017. At this time we advised the consultant to keep an eye out for any signs of activities that could have caused new contamination (over the intervening 2 years) and assess any previously unidentified contamination if uncovered. Subject to it being demonstrated that no new contamination issues have arisen then a contamination condition requiring further investigation works is not required. However given that some matters still require a final report (as detailed above) I would recommend that the following site-specific condition be applied to any future consent that may be granted.

The following condition was subsequently applied to the planning permission.

Condition 17. No part of the development shall be occupied until a Verification Report which identifies any contaminated land and confirms that any contamination land remedial works have been carried out has been submitted to any approved in writing by the Local Planning Authority.

This application, P/2019/0291 has submitted the following reports:

- Smith Grant Stage 1 Preliminary Risk Assessment, February 2011
- Smith Grant Stage 2 Contamination Investigation, December 2011
- E3P Proposed Development Plan, July 2015
- E3P Geo-environmental Site Assessment, July 2015
- GroundSolve Geo Environmental Report, November 2017

As indicated above these reports with the exception of the last one by GroundSolve, along with one other by Smith Grant (the Remediation Completion Report) have already been reviewed therefore I have not reviewed them again.

The report prepared by GroundSolve considers the above reports and identifies that since those works fill material has been placed at the site to varying depths (between 1-1.5m). The fill has been assessed and found to have no significant contamination concerns given the nature of the proposed development. I concur with the findings of the report and as detailed in section 8.11 confirm that imported materials for landscaping (depending on what these comprise) will require verification to demonstrate they are suitable. Therefore at this time I would recommend condition 17 is not discharged so that the importation of materials to the site can be regulated.

Please note that I have not considered any geotechnical matters that are covered by any of the above reports since this is outside of my remit and expertise.

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

Angela Guy
Contaminated Land Officer