

FAO Philip Forster

04/06/2019

Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL: Discharge of Conditions 6, 7, 9, 14 and 17.

LLEOLIAD / LOCATION: Cooperative Group Ltd., High Street, Coedpoeth, Wrexham

We have received additional information from the applicant (James Skinner, Subadra Consulting Ltd., 29/05/2019). And we would comment as follows:

We have significant concerns with this application as submitted. We do not recommend your Authority discharges condition 7 for the following reasons.

Requirement: Additional information is required in relation to the ground investigations prior to the discharge of Condition 7.

CONDITION 7 - SUBMISSION OF SCHEME TO DETAIL THE RISKS ASSOCIATED WITH CONTAMINATION

We note the detail regarding the removal of tanks and infrastructure and the proposed change to the condition 7 wording from 'prior to commencement' to 'prior to occupation' (as set out in the email from James Skinner 29/05/2019). We note the following statement in section 3.5 of the newly submitted 'outline remedial and verification sampling strategy' (Subadra, May 2019) which states:

"No significant hydrocarbon impact of the limited groundwater encountered has been proved and we do not consider the site to pose a potential long-term risk to identified receptors."

This suggests that our comments (letter dated 21/05/2019 ref: CAS-84514-G5Q5) with regards to single round of sampling and the hydrocarbon exceedance have not been taken into account. Section 3.5 does however then go on to state:

“We do not, therefore, consider long-term verification monitoring to be required at this site. Other than the two permanent monitoring wells proposed to be installed as part of the new tank farm installation”

It may be possible that sampling from these additional wells will address our previous comments, however there is no additional detail regarding the 2 permanent wells.

We therefore advise that we are satisfied with the tank removal detail and proposed condition wording change but refer to our earlier comments (letter dated 21/05/2019 ref: CAS-84514-G5Q5) and reiterate that verification will need to address these. We therefore recommend that land contamination conditions remain in place to provide control over this recommendation

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales