

FAO Philip Forster

21/12/2018

Dear Philip,

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

BWRIAD / PROPOSAL: Discharge of Conditions 12, 13, and 31.
LLEOLIAD / LOCATION: RUABON BUSINESS PARK, SITE ADJACENT TO A483,
RUABON, WREXHAM

Thank you for consulting Natural Resources Wales (NRW) with further information in relation to Condition 13, which was received on 11/12/2018. NRW notes the information relating to the planning conditions.

Condition 13 - Fuel Storage Tanks

The applicants have provided the following additional information in relation to the discharge of Condition 13:

- Bore Hole Layout (drawing ref: M18-26-24)
- Risk Assessment Fuel Tank Installation note (prepared by Pulmann Associates Architects)
- Mono Gen 2 – Full Assembly Drawings (prepared by Berrys Technologies Ltd)

We have no objection to the discharge of this condition. The applicants should refer to all relevant Environment Agency - Approach to Groundwater Protection – Position Statements.

Condition 12 – Drainage

We are satisfied with the drainage details as submitted and have no objection to discharge of condition 12.

We refer the applicant to the Environment Agency's approach to groundwater protection as adopted by NRW, in particular position statements G11 and G12.

G11 - Discharges from areas subject to contamination

Discharges of surface water run-off to ground at sites affected by land contamination, or from sites used for the storage of potential pollutants are likely to require an environmental permit.

This applies especially to sites where storage, handling or use of hazardous substances occurs (for example, garage forecourts, coach and lorry parks/turning areas and metal recycling/vehicle dismantling facilities). These sites will need to be subject to risk assessment with acceptable effluent treatment provided.

See also position statement C4.

G12 - Discharge of clean roof water to ground

The discharge of clean roof water to ground is acceptable both within and outside SPZ1, provided that all roof water down-pipes are sealed against pollutants entering the system from surface run-off, effluent disposal or other forms of discharge. The method of discharge must not create new pathways for pollutants to groundwater or mobilise contaminants already in the ground. No permit is required, if the above criteria can be met. See also position statement C4.

Condition 31 – Contamination Assessment

We have reviewed the following reports:

Carter Jonas, Ruabon Park, Wrexham, Phase 2 Preliminary Geoenvironmental Assessment Report. MLM International, November 2015. Ref: 773135-REP-ENV-002 Earth Environmental & Geotechnical. Geoenvironmental Investigation. Ruabon Park, Feb 2018. Report Ref: A2352/18

The site has had a predominantly greenfield previous land use and the results of groundwater testing did not reveal any contamination of controlled waters which would require further investigation and remediation. We therefore have no objection to the discharge of Condition 31.

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