



Appendix D1

Service Trench Excavations - MMP

Materials Management Plan (MMP) Form - October 2014

This form should be completed once the lines of evidence have been marshalled in relation to suitability for use, certainty of use and quantity required.

The answers to the questions posed within this form, together with the supporting information will constitute the MMP and must be provided to the Qualified Person.

A Qualified Person may comment on draft versions of this MMP, but will not complete the Declaration until all the relevant documents, demonstrating lines of evidence have been provided for each site.

The person / organisation who will pay the Declaration fee should confirm that they have read and understand the Terms and Conditions relating to the payment of the Declaration fee to CL:AIRE. These can be found on the CL:AIRE website.

The person / organisation agreeing to pay the Declaration Fee - Name, organisation and contact details inc. email address -	Eric Cooper SiLC; Hydrock; Tel 01782 261919; ericcooper@hydrock.com
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✓ **I confirm I have read and understood the Terms & Conditions.**

Each question must be answered. If the question is not applicable please state this and provide a brief explanation.

1. Specify the scenario to which this MMP relates, as described in the Definition of Waste: Development Industry Code of Practice (DoW CoP) (1, 2, 3 or 4):

- ☒ 1. Reuse on the Site of Origin
- ☐ 2. Direct Transfer of clean naturally occurring soil / mineral materials
- ☐ 3. Cluster Project
- ☐ 4. Combination of any of the above

In the case of a combination of reuse scenarios, please describe it below (e.g. (i) Reuse on Site of Origin and Direct Transfer of clean naturally occurring unpolluted soils, (ii) Reuse on the Site of Origin with Direct Transfer of clean naturally occurring soil to x number of development sites etc:

(NB: A Declaration is required for reuse on the Site of Origin and for any 2 site arrangement i.e. there is no facility for a combination Declaration)

2. Organisation and name of person preparing this MMP	Eric Cooper SiLC (Qualified Person) Hydrock, 4 Lakeside, Festival Park, Hanley, Stoke on Trent, SY1 5RY. Tel: 01782 261919 ericcooper@hydrock.com
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Document Control

Date issued	25 June 2015
Revision date	11 August 2015
Summary of revision 1	Additional contractors names added
Summary of revision 2	

Insert additional lines to the table above for any subsequent revisions.

Note - revisions to the MMP do not trigger an additional Declaration by a Qualified Person, unless an additional site is added to the project.

Revisions to the MMP must be recorded and summarised in the Document Control box above.

Site Details

3. Site / Project name(s)	North Wales Prison, Wrexham
Reuse / receiving site name :	As above
Donor site name (if Direct Transfer)	N/A

Landowners

4a. Name of Landowner(s) (full address and contact details) – where excavated materials are to be reused	The Principal Secretary of State for Justice, 102, Petty France, London, SW1H 9AJ
4b. Name of Landowner(s) (full address and contact details) – where excavated materials are arising from	As above

Summary and objectives

5a. Provide a brief description of the planned project and how excavated materials are to be reused.	On completion of a bulk earthworks contract a building platform has been created that is an average of 250mm below FGL, but can vary between 100-600mm below FGL . Areas of soft landscape in the Prison, landscaped bunds outwith the prison building area, together with an expansion zone are only part complete with a shortfall of materials totalling approximately 39,363 m ³ . It is proposed that this shortfall will in part be made up of 34,825m ³ of soils generated from service trench excavations and foundation excavations, which will be stockpiled and tested before re-use in accordance with a Remediation Method Statement (RMS) already approved by both the Local Authority and Natural Resources Wales. The excavations will be undertaken
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	by several different contractors with some contracts yet to be let (this MMP will be updated to add new contractors as and when they are appointed). It may be noted that the primary suitability-for-use issue is asbestos in soils and the RMS provides for (a) removal from site of any soils containing >0.1% w/w asbestos; re-use of materials on site containing < 0.1% w/w but > 0.001% w/w asbestos at depths below 1m and no restrictions on materials containing < 0.001 % w/w asbestos, which may be regarded as clean (and suitable for re-use as backfill in the service trenches themselves).
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General Plans and Schematics

6. <u>Attach</u> a location plan for the site(s) and a plan of the site(s) which identifies where different materials are to be excavated from, stockpile locations (if applicable), where materials are to be treated (if applicable) and where materials are to be reused.	Plan Document Reference(s): • Annex A: Site location plan (Hydrock) • Annex B: Plans that identify material sources: ○ Site Masterplan (Drawing reference NWP-AR-CAP-099-DR-01-1001); white areas represent building footprints which will be the source of materials generated by foundations excavations; ○ Drawing NWP-CE-TPS-099-DR-XX-0400: shows foul and water drainage system which will generate material excavated from trenches; ○ Drawing NWP-EE-HRL-099-DR-4000: shows electrical services infrastructure which will generate material excavated from trenches (note that this is the only part of the development that will generate material covered by this MMP).
7. <u>Attach</u> a schematic of proposed materials movement. Where there is only one source area and one placement area briefly describe it. For	The works are summarised on the Schematic at Annex C. Materials generated from service trench and foundation excavations will be stockpiled and subject to testing then re-used in accordance with the criteria set out in the Remediation Method Statements and a Materials Tracking System (MTS).

all other projects a schematic is required.	
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Parties Involved and Consultation – if more than one party please provide additional details for them and identify the location that they will be working e.g. where a site is zoned

8a. Main earthworks contractor(s) (full address and contact details) – Where excavated materials are to be reused	The following is the contractor that has responsibility for placement of materials in the soft landscaped areas including bunds and the expansion area: Contract Reference WP 9500: TBC on appointment
8b. Main earthworks contractor(s) (full address and contact details) - Where excavated materials are arising from	The following is a list of contractors that will be producing materials from excavations Contract Reference WP 2200: Kiernan Construction Rowan House, 8-10 Rough Hey Road, Ribblesdale, Preston, PR52 5AR Contracts Manager Mr Colin Warner: Tel 01772 797687 Colin.Warner@kiernan.co.uk Contract Reference WP 2205: Jennings BCE Bod Hyfryd, Tan-y-Graig Road, Llysfaen, Colwyn Bay, Conway, North Wales, LL29 8TH Contracts Manager: Danny Jones Tel 01492 514006 Danny.Jones@jenningsbce.co.uk Contract Reference WP 9000: Adana Construction Ltd Adana Construction Ltd, 140 Higher Hillgate, Stockport, Cheshire, SK1 3QT

	Commercial Director. Danny Tennant Tel No. 0161 477 7211 Email. danny.tennant@adanaconstruction.com Contract Reference WP 9100: McFour McFour Ltd, Shamrock Lodge, Prees Heath, Whitchurch, Shropshire, SY13 3JX Contracts Manager. Ian Spence Tel No. 01948 667024 Email. ianspence@mcfour-ltd.co.uk Contract Reference WP 9700 TBC on appointment
9. Treatment contractor(s) (full address and contact details) – for treatment on site of origin, or at a Hub site within a fixed STF / Cluster Project	There is no treatment of soils other than ad-hoc handpicking ('litter picking') of observed asbestos fragments with the methodology agreed with the HSE (reference Annex D). The quantities (<1000 m³) are too small to require an Environmental Permit. Any such picking will be undertaken by a Licensed Contractor, Namely: Bagnall, Lexia House, Barleycastle Trading Estate, Lyncastle Way, Appleton, Warrington WA4 4ST Contract Manager: Luke Gumbley 01925 214110, 07920 571865
10. Where wastes and materials are to be transported between sites, provide details of the transport contractor(s) (full address, contact details and waste carriers registration details (if applicable))	Not applicable. There will be no transfer of materials between sites.

11. Provide Local Authority contact details (full address and named contacts) where excavated materials are to be reused	Ms Angela Guy Contaminated Land Officer Wrexham County Borough Council Housing, Public Protection, and Environment Department Council Offices Ruthin Road Wrexham LL13 7TU Tel 01978 315733 email: angela.guy@wrexham.gov.uk
12a. For the site where materials are to be reused and for Hub Site locations provide Environment Agency contact details (full address and named contacts):	Gareth Thomas Planning Liaison Officer, NRW Llwyn Brain Ffordd Penlan Parc Menai Bangor Gwynedd LL57 4DE
<i>For all Cluster Projects:</i> 12b. Attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection to the proposals (see 3.37 of	N/A

DoW CoP) If the EA has not been consulted please explain why (see paragraph 3.39 of the DoW CoP).	
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Lines of Evidence

There is no one single factor that can be used to decide that a substance or object is waste, or when it is, at what point it ceases to be waste; as complete a picture as possible has to be created.

The following sections require completion to ensure the correct decision is made.

If a requested item is not relevant it is important to clearly state why this is so (e.g. no planning permission required because permitted development status exists).

Suitable for use criteria

13. Please describe or provide copies of the required specification(s) for the materials to be reused on each site.	Document Reference(s): All materials will be re-used on the site of origin. Appropriate references are cited below, which comprise Site Investigation Reports and Remediation Method Statements for the development site split as reports on Area 1 and reports on Areas 2 and 3. This split was to accord with programming issues and the reports make it clear which areas of the site were covered by each document.
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<i>Where contamination is suspected or known to be present</i> 14a. Please provide copies of or relevant extracts from the risk assessment(s) that has been used to determine the specification for use on the site. This must relate to the place where materials are to be used. This must be in terms of (i) human health (ii) controlled waters and (iii) any other relevant receptors. If a risk assessment is not relevant for a particular receptor given the site setting please explain why below:	Document Reference(s): Three documents are relevant, as follows: Hydrock Report R/14656/001: North Wales Prison, Wrexham; Ground Investigation. Factual Report. Hydrock Report R/14656/002: North Wales Prison, Wrexham; Land Quality Statement, Area 1 Hydrock Report R/14656/004: North Wales Prison, Wrexham; Land Quality Statement, Areas 2 and 3 Annex E contains copies of the Land Quality Assessment chapters of reports R/14656/002 and R/14656/004 which summarise risk assessment findings wherein it is clear that the key risk issue is that posed by asbestos in soils.
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14b. Please attach any relevant documentation from the LA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	Annex F contains emails from Ms Angela Guy, CLO, WCBC, confirming satisfaction with the reports listed in Box 14 a above and Box 17 below (Remediation Method Statements)
14c. Please attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 and Table 2 of the CoP)	Annex G: Natural Resources Wales letter dated 20 October 2014 to WCBC confirming agreement to discharge of Planning Condition 9 (Contamination) for the development.
14d. Please attach any relevant documentation from any other regulators (if relevant) relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	Annex D is an email exchange with the HSE confirming that the 'litter picking' methodology to deal with minor, isolated asbestos fragments has been agreed with the HSE.

Where contamination is not suspected	Document Reference(s)
15a. Please attach copies or relevant extracts from the Desk Top Study that demonstrates that there is no suspicion of contamination.	N/A
15b. Please attach copies of or relevant	Document Reference(s)

extracts from the site investigation/testing reports that adequately characterise the clean materials to be used (if appropriate).	N/A
15c. Please attach copies of any other relevant information (if available) confirming that land contamination is not an issue.	Document Reference(s) N/A

NB: It is your responsibility to assess the nature of the material to be used and that it fits within the limitations of the scenario under which it is to be used

Certainty of use

Various lines of evidence are required to demonstrate that the materials are certain to be used. This includes:

- The production of this MMP
- An appropriate planning permission (or conditions that link with the reuse of the said materials)
- An agreed Remediation Strategy(ies)
- An agreed Design Statement(s)
- Details of the contractual arrangements

Please identify in the following sections what lines of evidence relate to the site(s) **where the materials are to be used**.

16a. Planning Permission(s) relating to the site where materials are to be reused Please provide a copy of the relevant planning permission	Planning Permission Decision Notice Attached at Annex H
16b. Explain how the reuse of the excavated materials fits within the planning permission(s) for each site.	Excavated materials will be re-used on site in accordance with the Remediation Method Statement prepared in accordance with Condition 9 of the Planning Permission and approved by the Local Authority
16c. If planning permission is not required for any one site please explain why below e.g. permitted development, clean up of a chemical spill, surrender of an Environmental Permit, re-contouring within the existing permission.	N/A

<i>Where contamination is suspected or is known to be present</i> 17. Please provide a copy of any Remediation Strategy(ies) that have been agreed with relevant regulators.	Document Reference(s): Relevant documents are Hydrock Reports as follows: R/14656/003. North Wales Prison. Remediation Strategy and Method Statement, Area 1 R/14656/005. North Wales Prison. Remediation Strategy and Method Statement, Areas 2 and 3 Approval by the Local Authority is attached at Annex F. The text of these RMS is
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	attached at Annexes I and J.
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<i>Where contamination is not suspected</i> 18. Please provide a copy of any Design Statement(s) that have been agreed (e.g. with the planning authority or in the case of permitted developments the client).	Document Reference(s): N/A
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Quantity of Use

19. Please provide a breakdown of the excavated materials for each site and how much will be placed at each site or sub area of each site. Where this is not specific to a single readily identifiable source refer to an annotated plan, schematic or attach a tabulated summary.	Document Reference(s): Reference should be made to the schematic at Annex C
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20a. How has consolidation/compaction being considered in the above mass balance calculations?	A 3% figure has been assumed for calculation purposes
20b. How has loss due to treatment being considered in the above mass balance calculations (if applicable)?	There will be no treatment of the soils to create such a loss. Small observed fragments of asbestos will be removed from the material by litter picking but (as assessed from the bulk earthworks contract) the amount is too small to be of significance in this regard.
20c. How has the addition of treatment materials being considered in the above mass balance calculations (if applicable)? Note - An exact figure is not required but one that is reasonable in the circumstances and can be justified if challenged.	There will be no treatment of the soils to create such a gain.

Contingency arrangements

Explain what is to happen in the following situations and **identify the appropriate clauses** in the contract(s) (Such clauses must be provided to the Qualified Person, preferably as a summary document): or

21a. What is to happen to, and who is to pay for out of specification materials?	The only materials leaving site will be the litter picked asbestos fragments which are bagged and disposed of to an appropriately licensed facility. The cost of this is met by
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	the client for the project, The Ministry of Justice
21b. What is to happen to, and who is to pay for any excess materials?	The volume of materials generated by works covered by this contract are considerably smaller than the overall material requirement to bring the site to levels approved under the planning permission so it is highly unlikely that an excess of materials will be generated.
21c. What happens if the project programme slips in relation to excavated materials or materials under -going treatment?	The project is self-contained so programme slippage has no effect on the re-use of the excavated materials.
21d. Other identified risk scenarios for the project (relating to excavated materials)?	There is a requirement to keep a watching brief for unexpected contamination such as small hot spots of Hydrocarbon impacted soil. In the event of such occurrences the area is segregated and then dug out until the base and sides of the excavation are proven to be clean (by use of a PID and verified by laboratory testing. The excavated material is stockpiled and tested to determine its fate (being either off-site disposal or re-use below 1m if the results are < the GAC.

The Tracking System

Where contamination is suspected or known to be present, state the procedures put in place to:

22a. For all sites please describe the tracking system to be employed to monitor materials movements.	The Materials Tracking System is presented at Annex K.
<i>Where contamination is suspected or known to be present, state the</i>	There is no plan to treat materials other than minor 'litter picking' of asbestos fragments. They will either be re-used or taken off site for disposal at an appropriately licensed facility. All excavated materials are stockpiled on site prior to testing to

<i>procedures put in place to:</i> 22b. Prevent contaminants not suitable for the treatment process being accepted	determine their fate in accordance with the remediation strategy. It may be noted that experience with the bulk earthworks has shown that the risk of encountering materials not suitable for re-use is very low.
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22c. Prevent cross contamination of materials not in need of treatment, wastes awaiting treatment and treated materials	There is no plan to treat materials. Excavated materials will be placed in stockpiles founded on an impermeable geotextile base to prevent cross- contamination of underlying soils in the unlikely even that the stockpiled soils are contaminated.
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22d. Demonstrate that materials that do not require treatment and successfully treated materials reach their specific destination	Under the Materials Tracking system, all new arisings are stockpiled and subject to testing for asbestos to determine their fate in accordance with standards set out in the Remediation Method Statement
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22e. Ensure that waste for off-site disposal	Excavated materials are stockpiled and subject to testing. If any are deemed

or treatment is properly characterised and goes to the correct facility	unsuitable for re-use they are segregated prior to off-site disposal. Potential landfill sites are issued with chemical test data (including asbestos) to determine an appropriate facility.
23. Please attach a copy of the tracking forms / control sheets that are to be used to monitor materials movements. To include transfer of loads on site into stockpiles prior to treatment (if applicable), stockpiled after treatment (if applicable), stockpiled awaiting use (as appropriate) and final placement.	Document reference(s): The Materials Tracking System is presented at Annex K
<i>For Hub Sites within Cluster Projects & where materials need treatment before reuse</i> 24. Please attach a copy of the Environmental Permit covering the treatment process.	Permit reference / EA letter reference: N/A

Alternatively if the treatment is covered by a Mobile Plant Permit and associated Deployment Form, attach a copy of the EA agreement to the Deployment Form.	
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Records

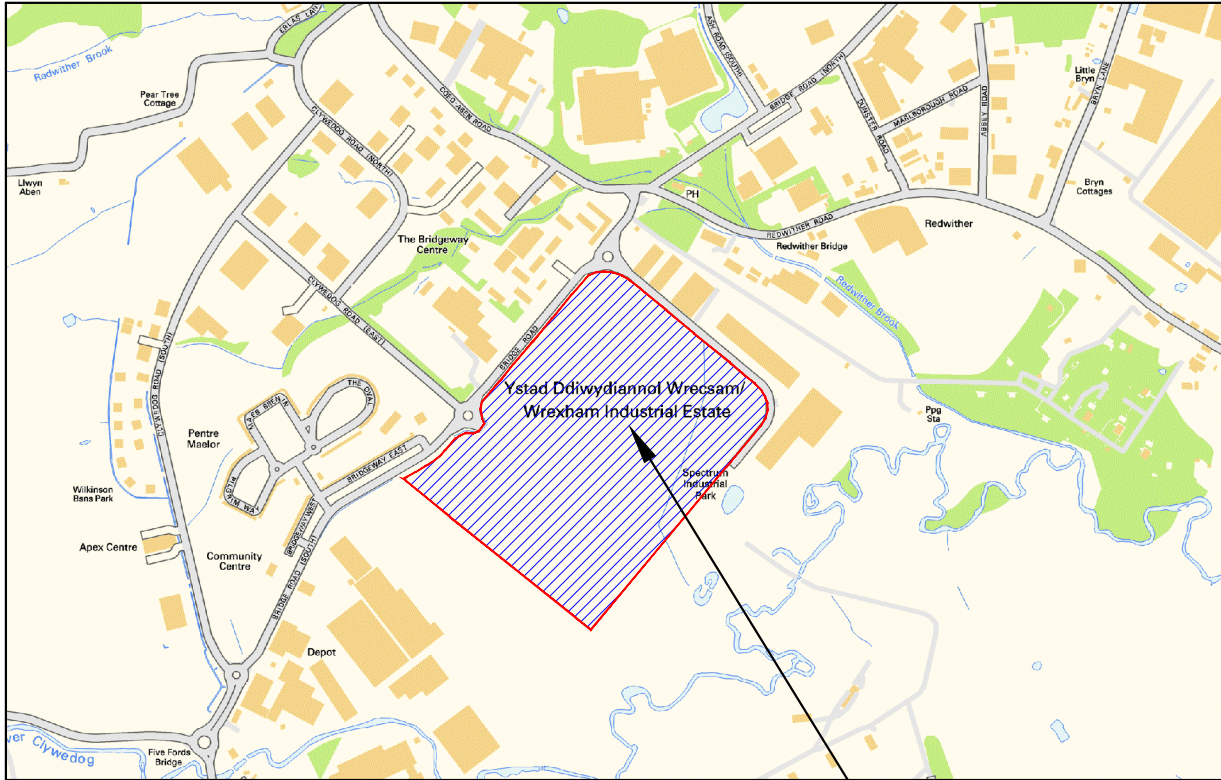
25. Where, and in what form, are records to be kept? Note – records e.g. transfer notes, delivery tickets, Desk Top Study, Site Investigation, Risk Assessment(s), Verification Report(s) need to be kept for at least 2 years after the completion of the works and production of the Verification Report	Records are kept on site in paper and electronic form and will be archived on completion.
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Verification Plan

26. Provide or explain the Verification Plan which sets out how you will record the placement of materials and prove that	The verification plan will record:
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excavated materials have been reused in the correct location and in the correct quantities within the development works (see 3.4 of the DoW CoP).	• The origin of materials scheduled for re-use as related to referenced stockpiles • Asbestos test results on each stockpile; • A record of where material from each stockpile was re-used in accordance with the test result; • In the event of hydrocarbon contamination being encountered test data relevant to any such contamination; • Test records and records of decision making in respect to all of the above.
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ANNEX A



SITE LOCATION



A	07/10/14	FINAL	LW	TW
Rev	Date	Description	By	Ckd

This drawing is the copyright of Hydrock Consultants Ltd

Client :	LEND LEASE
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Project Title:	NORTH WALES PRISON
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Architect :	Site Location Plan
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Drawing Title:	Site Location Plan
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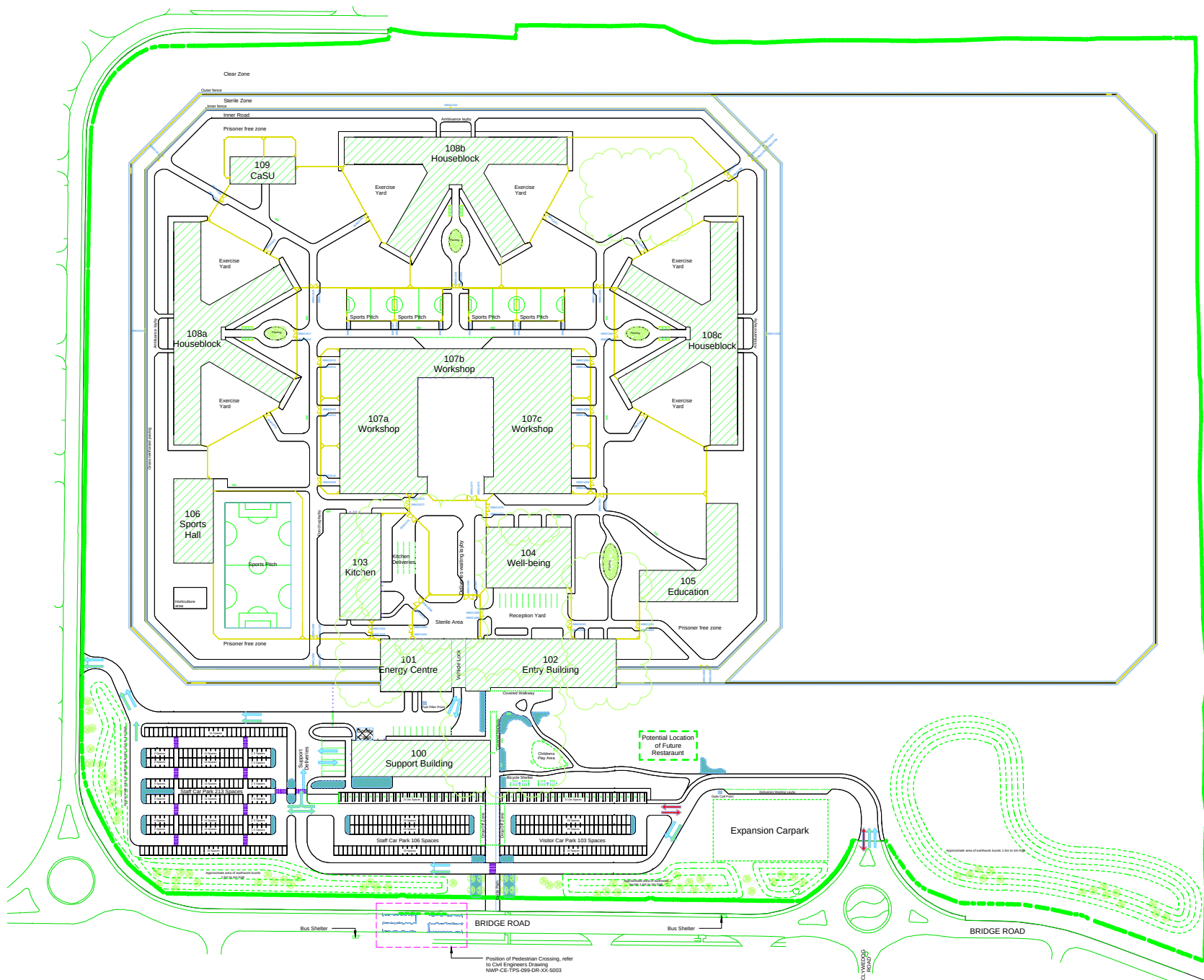
Drawing Status:	FINAL
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Hydrock Job No:		C/14656		
Drawn LW	Checked TW	Scale @ A4 AS SHOWN	Date 12/09/14	Issue Date 12/09/14
Drawing Number: 14656/D001				Revision: A

ANNEX B



Note
This drawing is to be read in conjunction with
- NWP-AR-CAP-099-SH-01-1003 - Site Fence Schedule
- NWP-AR-CAP-099-DR-ZZ-1010 - Perimeter Security & Zonal Fence Requirements
- NWP-LA-CAP-099-LA-XX-S01 & S02 - Planting Plan for Public Entrance Zones
- NWP-LA-CAP-099-LA-XX-603 - Typical Bund Sections

Bunds shown indicatively - Refer to Landscape Architects Drawings

[illegible][illegible]

LEGEND	
	Location of Buildings
	Grass
	Tarmac
	Paving
	Gravel
	Shrub
	Proposed earth banks - Approximate area of earthwork bounds 1.5m to 4m high
	Proposed covered walkway
	Denotes Double / Vehicle Gate
	Pedestrian gate
	Visitors Entry/Exit Route
	Staff Entry/Exit Route
	Service Vehicles Entry/Exit Route
	Existing Site Fence Line
	Benches
	Road Guard Rail

T03 By: MMD Chk: DD App: KB 05/03/2015

T02	By: MMD Chk: KB App: JM Site Fences updated, 2No. sports pitches omitted. Gate Schedule and Numbers added.	10/11/2014
T01	By: MMD Chk: KB App: JM	24/10/2014

T01 By: MMD Chk: KB App: JM 24/10/2014

Revision	Description	Date
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DOI: 10.1002/for

Designers	
CAPITA	_____
_____	_____

Project North Wales Prison

Title
099 Site Masterplan
General Arrangement
Site Plan

DRAWING STATUS:

D2 – Fit for Tender

Project No. _____

Project No. 00-000000

Drawn Identifier

Drawing Identifier

NWP-AR-CAP-099-DR-01-1001

Revision

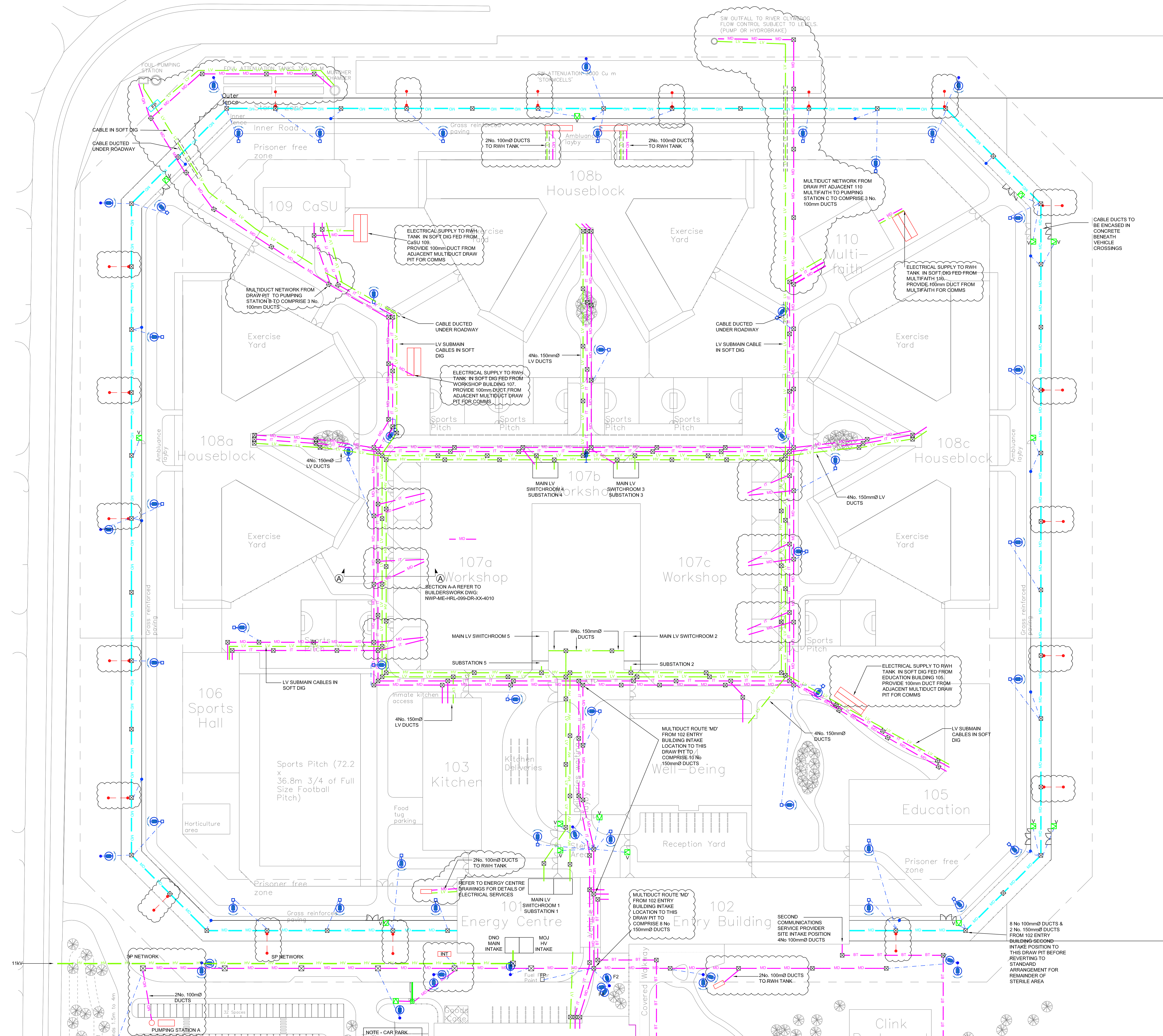
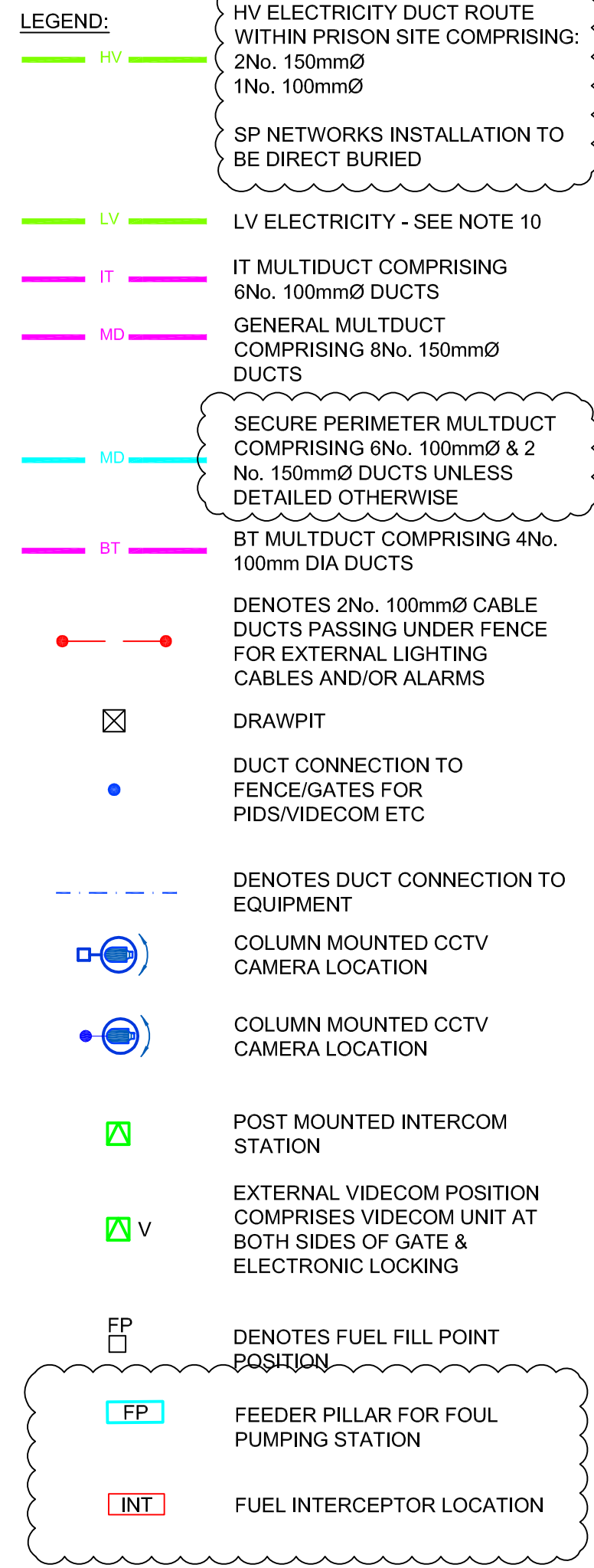


- DESIGNERS RISK ASSESSMENT HAS NOT IDENTIFIED ANY UNUSUAL RISKS FOR THIS DRAWING.
- REFER TO HEALTH & SAFETY INFORMATION PRODUCED BY CDM-C.
- THIS DRAWING DOES NOT ACCOUNT FOR UNFORESEEN EXISTING BURIED SERVICES AND ORDNANCE.

General Notes:
• The drawing does not necessarily show all of the information needed to integrate the design intent or the construction details.
• The drawing contains information from more than one source and must be read in conjunction with all relevant specifications, other drawings and specifications shall be brought to our attention.

Project Notes:

- REFER TO ELECTRICAL SERVICES INFRASTRUCTURE DRAWING: NWP-EE-HRL-099-DR-XX-4001 FOR CONTINUATION
- REFER TO MECHANICAL SERVICES INFRASTRUCTURE DRAWINGS: NWP-ME-HRL-099-DR-XX-4000 NWP-ME-HRL-099-DR-XX-4001 NWP-ME-HRL-099-DR-XX-4011 NWP-ME-HRL-099-DR-XX-4012 FOR PURPOSES OF CO-ORDINATING M&E SERVICES
- REFER TO MEP BUILDERSWORK DETAIL DRAWINGS: NWP-ME-HRL-099-DR-XX-4010 NWP-ME-HRL-099-DR-XX-4011 NWP-ME-HRL-099-DR-XX-4012 FOR PURPOSES OF CO-ORDINATING M&E SERVICES
- REFER TO BUILDING 100-110 ELECTRICAL SERVICES DRAWINGS FOR PURPOSES OF CONTINUATION & CO-ORDINATION
- REFER TO MEP PHASING DRAWING: NWP-ME-HRL-099-SC-ZZ-2020 FOR INSTALLATION SEQUENCE
- REFER TO CIVIL/STRUCTURAL DRAINAGE DRAWINGS FOR PURPOSE OF CO-ORDINATING M&E SERVICES
- STAGGER VALVE & DRAW CHAMBER LOCATIONS WHERE NECESSARY TO MINIMISE PARALLEL SERVICE SETTING OUT AND/OR CO-ORDINATE WITH DRAINAGE PIPEWORK & MANHOLES
- DRAW CHAMBERS REQUIRE MOJ APPROVED PRISON SECURITY GRILLE GATES WHERE CONSTRUCTED OVER 1m³ INTERNAL VOLUME
- ALL VALVE & DRAW CHAMBERS REQUIRE APPROPRIATELY RATED (LOAD BEARING) HEAVY DUTY MOJ APPROVED LOCKABLE COVERS
- LV INSTALLATION PRINCIPLES
a. NUMBER OF 150mmØ CABLE DUCTS ENTERING MAIN LV SWITCHROOMS 1-5 TO BE 14 IN NUMBER TERMINATING IN ADJACENT DRAWPIT
b. PRIMARY LV DUCT ROUTE (I.E. AROUND 107 WORKSHOP BUILDING PERIMETER) TO BE 10 150mmØ IN NUMBER
- EXTERNAL LIGHTING CABLE ROUTES NOT DETAILED. REFER TO DRAWINGS
NWP-EE-HRL-099-DR-XX-4002
NWP-EE-HRL-099-DR-XX-4003
NWP-EE-HRL-099-DR-XX-4004
NWP-EE-HRL-099-DR-XX-4005
- REFER TO THE FOLLOWING DRAWINGS FOR FURTHER DETAILS OF CCTV COLUMNS ETC.
NWP-EE-HRL-099-DR-XX-4004
NWP-EE-HRL-099-DR-XX-4005
- DRAW PIT DIMENSIONS TO BE SUBJECT TO THE MINIMUM DIMENSIONS DEFINED BY THE MOJ AND AS REQUIRED TO FACILITATE THE INSTALLATION OF ALL CABLES TAKING INTO ACCOUNT STIPULATED MINIMUM BENDING RADII



T01	AMP Submission	GY	ST	SBP	OCT 14
Index	Description	Dsn By	Drm By	Chk By	Date

REVISIONS



Lend Lease

Designers

CAPITA

TPS



Project
NORTH WALES PRISON

Title
Site Plan
Electrical Services
Infrastructure
Sheet 1 of 2

DRAWING STATUS:
D2 - Fit for Tender

Project No. 1440993	Scale & Size 1:500
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Drawing Identifier NWP-EE-HRL-099-DR-XX-4000	Revision T01
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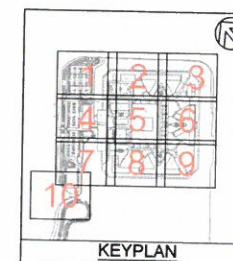
DRAWING TO BE READ IN CONJUNCTION
WITH TPS TECHNICAL NOTES:
TN001A 'DRAINAGE REVIEW'
TN002 GREENFIELD RUNOFF ESTIMATION



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation where applicable.
It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

NOTES:

- THIS DRAWING IS BASED UPON THE VALUE ENGINEERED SITE MASTERPLAN AS PROVIDED BY CAPITA. EXISTING OFF SITE DRAINAGE INFORMATION HAS BEEN TAKEN FROM SITE SURVEY AND IS SUBJECT TO CONFIRMATION/VALIDATION PRIOR TO COMMENCEMENT OF WORKS.
- ALL PROPOSED MANHOLES ARE 1200Ø PC CONCRETE UNLESS OTHERWISE SHOWN. INSPECTION CHAMBERS ARE 450Ø PPIC WITH CONCRETE SURROUND.
- ALL BRANCH CONNECTIONS FROM CHANNELS AND GULLIES ARE 150Ø VC.
- INFORMATION SHOWN IS FOR OVERVIEW ONLY. FOR DETAILED DRAINAGE DRAWINGS REFER TO NWP-CE-TPS-099-DR-XX-0401 TO 0410.
- PIPEWORK UP TO 225Ø TO BE VC. 300Ø AND ABOVE TO BE CONCRETE.
- ALL PIPEWORK BELOW BUILDING FLOOR SLABS TO BE VC.
- FOR BUILDING DRAINAGE DETAILS REFER TO 1:100 SCALE UNDERSLAB DRAINAGE DRAWINGS.



T02	DRAINAGE REDRAWN TO SUIT VALUE ENGINEERING. ISSUED FOR INFORMATION.	13.04.2014
T01	AMP SUBMISSION.	28.11.2014
P05	PONDS AND DITCHES REMOVED AND CAR PARK ATTENUATION PROVIDED BY STORM CELL UNITS. LANDSCAPE BUNDS ADDED.	21.10.2014
P04	MINOR AMENDMENT TO DISCHARGE CONNECTIONS	16.10.2014
P03	SCHEME REVISED TO INCLUDE ATTENUATION OF CAR PARK VIA DITCHES & POND PRISON SW OUTFALL ROUTED TO MH UPSTREAM OF FENSTOCK CHAMBER.	15.10.2014
P02	REVISED TO ADDRESS PLANNING APPLICATION RESERVED MATTERS IN RELATION TO FOUL & SW DRAINAGE. UPDATED TO SUIT UTILITIES SURVEY RECEIVED 22.09.2014. CONNECTIONS TO EXISTING WELSH WATER FOUL & SW SEWERS INDICATED.	03.10.2014
P01	ISSUED FOR PLANNING.	19.06.2014

Revision	Description	Date
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Lend Lease

Designers	HOARE LEA	TPS
	CAPITA	Green Man

Project	North Wales Prison
Title	099 SITE WIDE FOUL & SURFACE WATER DRAINAGE - OVERALL SITE

DRAWING STATUS:	S2 ISSUED FOR INFORMATION
-----------------	---------------------------

Project No.	060692-018	Scale & Size	NTS
Drawing Identifier	NWP-CE-TPS-099-DR-XX-0400	Revision	T02

LEGEND:	
	PROPOSED SW DRAINAGE
	PROPOSED FW DRAINAGE
	BURIED STORM ATTENUATION CELLS
	FILTER DRAIN
	HEADWALL

FOUL STORAGE TANKS
350 cu m (TBC)
4 No TANKS
2.6m Ø x 17.5m

FOUL PUMPING STATION
3000Ø PC RINGS
2 No PUMPS EACH RATED AT 14.3 l/sec (TBC) ARRANGED DUTY STAND-BY.
DEPTH 8.20m
PUMPING STATION
VALVE CHAMBER
PUMP OUTFALL CHAMBER
INVERT LEVEL OF EXISTING 450Ø FOUL SEWER = 24.910
FOUL CONNECTION TO EXISTING 450Ø MANHOLE
BRANCH ON 450Ø WELSH WATER SEWER TO BE
AGREED WITH WELSH WATER FOLLOWING HYDRAULIC
MODELING ASSESSMENT.

FWMH-9.18
FOUL MUNCHER CHAMBER
3000Ø PC RINGS
2 No WASTE MUNCHERS
ARRANGED DUTY STAND-BY.
IL 27.040 DEPTH 3.55m Approx

SURFACE WATER ATTENUATION
POND
OVERALL SIZE 143m x 20m.
BASE LEVEL 27.000
STORAGE = 2000m³ min.

SURFACE WATER ATTENUATION
POND
OVERALL SIZE 143m x 20m.
BASE LEVEL 27.000
STORAGE = 2000m³ min.

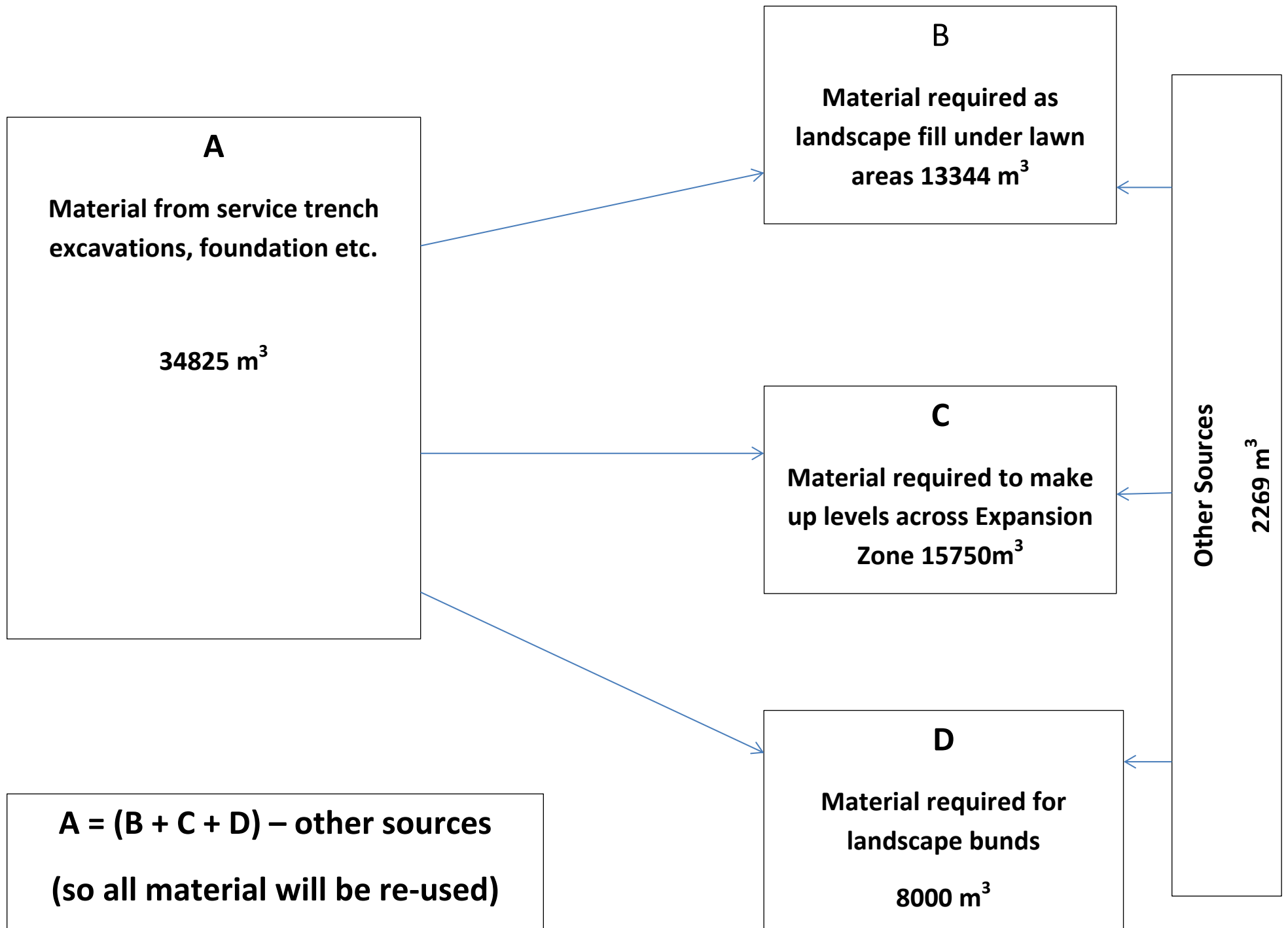
HYDRO-BRAKE CHAMBER 1800Ø
FLOW CONTROL TO PASS 45 l/sec
IL 27.055
EXISTING MANHOLE ON
1800Ø SW SEWER
1800Ø SW SEWER (APPROXIMATE ROUTE)

CONNECT 225Ø SWD TO
EXISTING CHAMBER AT
LEVEL SOFFITS.
IL (225) 26.965

EXISTING OUTFALL
CHAMBER

24-2017
25-7-08

ANNEX C



ANNEX D

Eric Cooper

From: Maguire, Tom <Tom.Maguire@lendlease.com>
Sent: 07 May 2015 17:05
To: Eric Cooper
Subject: FW: Land contamination - Wrexham Prison

From: Chris.Wilcox@hse.gsi.gov.uk [mailto:Chris.Wilcox@hse.gsi.gov.uk]
Sent: 19 December 2014 09:15
To: l.gumbley@bagnalluk.com
Cc: Formsadmin.Wrexham@hse.gsi.gov.uk; Maguire, Tom
Subject: Re: Land contamination - Wrexham Prison

Luke

Submit ASB5 as per new procedure - that is via online notifications system. I am aware that you can amend dates etc online but this will probably not work for such sporadic activity. So - for this notification only - you can notify me direct to my personal HSE e-mail account when you are actually undertaking remediation work. BUT only let me know of significant work - say lasting a day or so. I don't need to know when you are picking up 'bits & pieces'.

A new notification will be required if the work changes significantly eg. a deposit of lagging is unearthed. In that case submit new ASB5.

If a waiver is required please submit request via formsadmin.wrexham@she.gsi.gov.uk
Do not use my personal HSE e-mail account as it will not be accessed if I am absent.

Regards

Chris Wilcox

From: Luke Gumbley [mailto:l.gumbley@bagnalluk.com]
Sent: Thursday, December 18, 2014 01:34 PM GMT Standard Time
To: Chris Wilcox
Subject: RE: Land contamination - Wrexham Prison

Chris,

Thankyou for coming back to me.

I have been requested by Lend Lease to submit a 'blanket site wide notification' on the basis that during excavation works there is a 'good' probability' that more ACM's will be uncovered.

Whilst I am having separate discussions with Lend Lease and their consultants on the procedures in place for identifying any ACMs, I need to understand the requirements from the HSE for communications if ACM's are identified.

We have been requested to submit the notification for 20 weeks, however, I doubt you will be too pleased if you arrive on site to carry out an inspection to find no asbestos works are being undertaken other than a 'watching brief'.

Could you confirm the process you would like us to follow?

Many thanks
Luke

From: Chris.Wilcox@hse.gsi.gov.uk [mailto:Chris.Wilcox@hse.gsi.gov.uk]
Sent: Tuesday, December 16, 2014 5:30 PM
To: Luke Gumbley
Cc: Carl Robinson
Subject: Re: Land contamination - Wrexham Prison

Luke
E-mail is chris.wilcox@hse.gsi.gov.uk
Regards
Chris

From: Luke Gumbley [mailto:l.gumbley@bagnalluk.com]
Sent: Tuesday, December 16, 2014 04:24 PM GMT Standard Time
To: Chris Wilcox
Cc: Carl Robinson <c.robinson@bagnalluk.com>
Subject: Land contamination - Wrexham Prison

Good afternoon Chris,

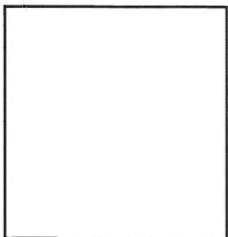
We are currently assessing the works on this site to remove licensable asbestos containing materials, I have been informed by Tom Maguire of Lend Lease that he has held discussions with yourself regarding the works.

Would you be able to forward me your contact details as I have a few queries I would like to run past you regarding notifications (Tom mentioned a 'blanket site wide notification), I have tried calling your office today but I was told to email you.

Many thanks in advance.

Luke

Luke Gumbley
Contracts Manager
Tel: 01925 214 110
Fax: 01925 264192
Mob: 07920 571865



Demolition & Asbestos Removal

Email: l.gumbley@bagnalluk.com
Find us at: www.bagnalluk.com
Visit our YouTube Channel: www.youtube.com/bagnalluk

Bagnall (UK) Ltd
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Luke Gumbley
Contracts Manager
Tel: 01925 214 110
Fax: 01925 264192
Mob: 07920 571865



Demolition & Asbestos Removal

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Find us at: www.bagnalluk.com

Visit our YouTube Channel: www.youtube.com/bagnalluk

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Registered in England No. 04223987

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ANNEX E

3.0 LAND QUALITY ASSESSMENT FOR AREA 1

3.1 Conceptual Model

The various phases of ground investigation undertaken across the development area by ESI (2012), WYG (2013) and Hydrock August 2014, ongoing) has recorded Made Ground across almost all the prison footprint. The thickness of the Made Ground was variable, with deeper Made Ground (>4.6m bgl) being recorded in the northeastern part of the site formerly occupied by the factory building.

The Made Ground typically comprised sandy clay with varying amounts of gravel and cobbles of brick, concrete, sandstone and mudstone. Locally, the Made Ground also included fragments of metal, plastic, timber, clinker, limestone, coal and ceramic, as well as boulders of concrete, sandstone and mudstone.

At 7 of the WYG locations the Made Ground was represented by gravelly sand or sandy gravel with varying amounts of cobbles. The gravel at these locations component predominantly comprised brick, concrete, sandstone and mudstone, and locally also included plastic, metal, limestone and coal.

At 12 locations within the development area where the Made Ground was penetrated it was found to overlie Alluvium, typically comprising sandy, clay.

The top of the Glacial Till was intercepted at all locations where the base of the Made Ground and Alluvium was fully penetrated, at depths of between 0.1m and 2.6m bgl across the development area generally, and depths of between 0.2m and 2.4m bgl in Area 1.

3.2 Preliminary Exposure Model

The preliminary exposure model is used for geo-environmental hazard identification and establishing potential contaminant linkages in line with the Statutory Guidance to Part 2A of the Environmental Protection Act 1990, also known as 'potential pollution linkages' in the Model Procedures of CLR11 (Environment Agency, 2004). This is based on the contaminant-pathway-receptor linkage approach.

3.2.1 Potential Contaminants

- Elevated concentrations of metals and polycyclic aromatic hydrocarbons (PAHs) in the shallow Made Ground;
- Asbestos containing materials and loose asbestos fibres in the shallow Made Ground;
- Possible elevated concentrations of metals within the natural soils.

Previous investigations have not identified significant petroleum hydrocarbon, SVOC or VOC contamination of the shallow soils at the site, and these contaminants are not considered further.

3.2.2 Potential Receptors

- Humans (site end-users and users of neighbouring premises);

- Development end use (buildings, utilities and landscaping);
- Surface water: various ponds to the southeast of the site and the River Clywedog 200m to the southeast.

It is assumed that the on-site drain currently running through the east of the site will be removed as part of the development, and will therefore not constitute a viable receptor post-development.

Due to the significant thickness of low permeability clay underlying the site groundwater in the underlying sandstones is not considered to be at risk from the shallow soils beneath the site.

3.2.3 Potential Pathways

- Humans: ingestion, skin contact, inhalation of dust and outdoor air;
- Humans; inhalation of indoor gases or vapours;
- Plant life: root uptake;
- Surface water: overland flow;
- Surface water: drainage discharge; and
- Buildings: direct contact with substances deleterious to building materials.

3.3 Chemical Soil Quality

The end use of Area 1 may, for assessment purposes, be approximated by a commercial end use.

The results of the chemical testing undertaken on samples of soil recovered from exploratory holes located in Area 1 by ESI (2012), WYG (2013) and Hydrock (August 2014) have been considered together and statistically analysed to determine the chemical quality of the Made Ground across Area 1.

The statistical analysis is presented in Appendix B and demonstrates that the shallow Made Ground does not pose a risk to site end users and is therefore chemically suitable for its intended use.

The statistics presented at Appendix B are based on three end use scenarios, Commercial, Public Open Space, and Residential with Plant Uptake, this being to allow for uncertainties in the final end use of the expansion area. It is only at two trial pits that there are exceedences of the GAC values, both applicable to the Residential with Plant Uptake scenario. However, both pits (WYG TP 03 and WYG TP 09) are located in the future car park area so the result is unimportant.

3.4 Asbestos

Testing to date has shown that the risk of encountering asbestos in Area 1 is low, with occurrences at two places only in a total area of 11.3ha. Nevertheless, additional testing of the soils in situ is ongoing and will be completed before earthworks commence in order to strengthen this conclusion.

The presence of asbestos in soils at concentrations greater than 0.001% w/w are considered to be a risk that requires mitigation and proposals to deal with this risk are presented in Section 4.

3.0 LAND QUALITY ASSESSMENT FOR AREAS 2 & 3

3.1 Conceptual Model

3.1.1 Area 2

The various phases of ground investigation undertaken across the study site by ESI (2012), WYG (2013) and Hydrock (August and September 2014) has recorded Made Ground across the whole of Area 2. Where the base of the Made Ground was proven it was found to range in thickness between 0.1m and 2.6m, however deeper Made Ground (in excess of 4.6m bgl) was recorded at WYG-BH10 in the northeastern part of the site formerly occupied by the factory building.

The Made Ground typically comprised sandy clay with varying amounts of gravel and cobbles of brick, concrete, sandstone and mudstone. Locally, the Made Ground also included fragments of metal, plastic, timber, clinker, limestone, coal and ceramic, as well as boulders of concrete, sandstone and mudstone. At some locations the Made Ground was represented by gravelly sand or sandy gravel with varying amounts of cobbles. The gravel at these locations component predominantly comprised brick, concrete, sandstone and mudstone, and locally also included plastic, metal, limestone and coal.

At 6 locations within Area 2 where the Made Ground was penetrated it was found to overlie Alluvium, typically comprising sandy clay. The top of the Alluvium was recorded at depths ranging from 0.25m to 1.3m bgl.

Glacial Till, comprising firm to very stiff silty clay with occasional gravel and pockets of siltstone, was intercepted at all locations where the base of the Made Ground and Alluvium was fully penetrated, with the depths to the top of the Till ranging between 0.3m and 3.0m bgl across Area 2.

Perched water was frequently encountered within the shallow Made Ground across Area 2. Groundwater was generally absent, but where it was encountered within the Glacial Till the strikes were recorded at depths of between 2.3m and 13.0m bgl.

3.1.2 Area 3

Made Ground was recorded from surface at 8 locations in Area 3 to depths of between 0.2m and 2.3m bgl, and typically comprised sandy clay with varying amounts of gravel and cobbles of brick, concrete, sandstone, mudstone, quartzite, plastic and wood.

At all locations the Made Ground lay directly on the Glacial Till.

3.2 Preliminary Exposure Model

The preliminary exposure model is used for geo-environmental hazard identification and establishing potential contaminant linkages in line with the Statutory Guidance to Part 2A of the Environmental Protection Act 1990, also known as 'potential pollution linkages' in the Model Procedures of CLR11 (Environment Agency, 2004). This is based on the contaminant-pathway-receptor linkage approach.

3.2.1 Potential Contaminants

- Elevated concentrations of metals and polycyclic aromatic hydrocarbons (PAHs) in the shallow Made Ground;
- Asbestos containing materials and loose asbestos fibres in the shallow Made Ground;
- Possible elevated concentrations of metals within the natural soils.

Previous investigations have not identified significant petroleum hydrocarbon, SVOC or VOC contamination of the shallow soils at the site, and these contaminants are not considered further.

3.2.2 Potential Receptors

- Humans (site end-users and users of neighbouring premises);
- Development end use (buildings, utilities and landscaping);
- Surface water: various ponds to the southeast of the site and the River Clywedog 200m to the southeast.

It is assumed that the on-site drain currently running through the east of the site will be removed as part of the development, and will therefore not constitute a viable receptor post-development.

Due to the significant thickness of low permeability clay underlying the site groundwater in the underlying sandstones is not considered to be at risk from the shallow soils beneath the site.

3.2.3 Potential Pathways

- Humans: ingestion, skin contact, inhalation of dust and outdoor air;
- Humans; inhalation of indoor gases or vapours;
- Plant life: root uptake;
- Surface water: overland flow;
- Surface water: drainage discharge; and
- Buildings: direct contact with substances deleterious to building materials.

3.3 Chemical Soil Quality

Area 2 is the main prison facility. The currently anticipated layout is shown on Drawing 14656/D003. It is a mix of buildings or other hardstanding, artificial sports pitches, and grassed areas. There is no area of cultivation planned but a contingency assumption has been made that such a facility might be incorporated into the development.

Therefore, when assessing the significance of the chemical soil testing results acquired during the ESI (2012), WYG (2013) and Hydrock (August 2014) investigations, both Area 2 and Area 3 have been assessed as a commercial end use, a public open space end use, and a residential with plant uptake end use to take into account any uncertainties in the final uses of the various parts of the site.

The results of the chemical testing undertaken on samples of soil recovered from the ESI, WYG and Hydrock exploratory holes located in Area 2 have been considered together and statistically analysed to determine the chemical quality of the Made Ground across this part of the site. Similarly, the results from the investigation works previously undertaken by ESI and WYG across Area 3 have also been assessed together.

The statistical analysis is presented in Appendix B and demonstrates that the shallow Made Ground in both Area 2 and Area 3 does not contain pervasive levels of any contaminant (i.e. the US₉₅ computations are all less than the GAC under any of the proposed end uses considered, and is therefore chemically suitable for its intended use. Therefore, there is no pervasive contamination risk that requires further evaluation.

However, the data set for residential with plant uptake and that for plant life includes some individual exceedences which are assessed individually below. The locations are shown on Drawing 14656/D008 in Appendix A in relation to the most sensitive end use (residential with plant uptake), with a bespoke evaluation of each. General assumptions are that:

- If the location is beneath a building (including exercise yards) and access roads then a commercial end use is applicable as this end use is fixed as part of the prison design;
- At any other location Residential with Plant Uptake is regarded as a possible alternative, no matter how low the likelihood.

As noted in respect of individual locations, the Made Ground in which the exceedences are located is frequently composed of broken brick and concrete and would not be suitable as a growing medium such that imported fertile topsoil will need to be imported. The prospect of such a requirement further reduces the risk, over and above the assessments provided below.

WYG TP20 and WYG HDP3

These are both located in proposed grassed areas: although these locations are characterised by elevated levels of zinc (a phytotoxic metal) it may be noted that prior to the investigation taking place these areas had to be cleared of very dense vegetation, suggesting that the presence of the elevated levels of zinc was not impacting on the health of the plants there.

Furthermore, it is anticipated that the developer would import good quality topsoil into all areas of soft landscaping to produce a more suitable growing medium than the Made Ground currently underlying the site. Consequently, the presence of the elevated zinc concentrations in these areas is not considered significant with respect to plant health.

WYG BH09

Roadway (Kitchen Deliveries): Commercial GAC applies; no reassessment required.

WYG BH10A and TPS TP22

Sports Pitch (artificial surface): it is only if this area became the site of a horticultural development that there is a GAC exceedence issue, that being in respect of benzo(a)pyrene (BaP). The recorded concentrations were 2.15 mg/kg and 2.3 mg/kg, compared with a GAC of 0.94 mg/kg for the most sensitive end use (residential with plant uptake).

Shallow ground conditions recorded at WYG BH10A was described as comprising sandy gravel and cobbles of brick and concrete with cobbles of brick and fragments of metal. Shallow ground conditions at TPS TP22 comprised very clayey sand with gravel and cobbles of brick, concrete, metal and timber.

These ground conditions would clearly be unsuitable as a growing medium, should the area proposed as a sports pitch ever be considered for horticultural use, and consequently the existing ground would need to be replaced with good quality topsoil, thus removing the source of the BaP contamination.

WYG HDP4

Exercise yard: Commercial GAC applies; no reassessment required.

WYG BH13

Prison building: Commercial GAC applies; no reassessment required.

3.4 Asbestos

3.4.1 Basis for Assessment

Unlike chemical contaminants there are no GAC values to provide a straightforward assessment of the risk. CIRIA C733 (2014) provides guidance on the management of risk in soil and Made Ground which contains asbestos. The key issue is the propensity for asbestos in the ground to be released as fibres and (perhaps other than where gross asbestos contamination is found, such as bundles of lagging) properties such as the exposure of such soils to wind and dampness of the soil are the critical issues.

In assessing the risk and determining an appropriate remedial strategy, CIRIA 733 recommends:

- Overall compliance with CAR 2012;
- Identification and evaluation of all likely reasonably likely exposure routes;
- Development of an appropriate remediation strategy.

In the case of Area 2, the site investigation data indicate no gross accumulations of asbestos fibres (such as lagging) and that asbestos is restricted to a low level presence in Made Ground at the site.

The two main potential exposure routes are:

- Wind-blown dusts during earthworks; and
- Exposure of site end users of the development to soils containing asbestos.

Measures to mitigate the risk are described in Section 4.

It may be noted that whilst CIRIA 733 notes that an asbestos concentration threshold of 0.001% w/w as being an ICRCCL (1990) threshold value and not valid as a risk assessment tool, 0.001%

w/w is the standard minimum gravimetric level of detection for asbestos. However, single fibres may be detected in samples containing <0.001 % w/w.

3.4.2 Area 1

Additional sampling and testing has shown that the risk of encountering asbestos in Area 1 is low, with measureable quantities of asbestos being present at two places only (TPS-TP29 and HYD-TP03) in a total area of 11.3ha.

3.4.3 Area 2

Additional ground investigation works in Zone 1 and Zone 2 have demonstrated that asbestos contamination in Area 2 is not widespread, with most soil samples tested being found to contain either no asbestos or concentrations below 0.001% w/w.

At WYGTP20 a suspected asbestos pipe was found but this was not confirmed by a subsequent GPR survey for services.

Areas where asbestos concentrations at or above 0.001% w/w were recorded are shown on Drawing 14656/D006 in Appendix A.

3.4.4 Area 3

One of the trial pits excavated by REC Ltd in Zone 3, HYD-A3b, was found to contain 0.01% w/w of amosite. This trial pit was excavated very close to WYG-BH01, where asbestos was previously identified by WYG in 2013. All other soil samples taken from Area 3 contained concentrations of asbestos at or below 0.001% w/w.

3.5 Conclusion

The presence of asbestos in soils at concentrations greater than 0.001% w/w is considered to be a risk that requires mitigation and proposals to deal with this risk are presented in Section 4.

ANNEX F

Eric Cooper

From: Maguire, Tom <Tom.Maguire@lendlease.com>
Sent: 22 April 2015 12:59
To: Eric Cooper
Subject: FW: 0415 Condition 9 Ground Remediation Method Statment Area 1

From: Maguire, Tom
Sent: 16 October 2014 14:22
To: Mike Davies (mike@jones-bros.com)
Cc: Elgan Ellis (elgan@jones-bros.com); Deane, Patricia
Subject: FW: 0415 Condition 9 Ground Remediation Method Statment Area 1

Mike

Please find written approval of the Land Quality Statements for areas 1,2 & 3 below for your MMP.

Regards

Tom

From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 16 October 2014 14:13
To: Maguire, Tom; Matthew Phillips
Cc: Thomas, Gareth (Gareth.Thomas@cyfoethnaturiolcymru.gov.uk); Caron, Simon; Harrison, Jonathan (UK)
Subject: RE: 0415 Condition 9 Ground Remediation Method Statment Area 1

Tom, Matthew

Thank you for this, as mentioned in my email yesterday I am not in the office for the remainder of this afternoon and will be unavailable tomorrow. Based on the notes below it appears that Hydrock will have addressed all my queries although I will need to check this properly when I have received a copy of the revised report. Based on how past queries raised on previous reports have been dealt with I do not expect any further queries to arise. Considering the scale of the matters covered in the document the queries were relatively minor and when addressed, as stated previously, I consider the report to be satisfactory.

I trust this will suffice for your submissions on Monday.

Regards Angela

Mrs Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am only in the office Monday to Thursday and will respond to any emails sent on Fridays on my return to the office. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 315734), Stacey Inglis (01978 315735) or Helen Bradshawe (01978 315736).

 01978 315733
 Housing, Public Protection and Environment Department, Ruthin Road, Wrexham, LL13 7TU
 Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Ffordd Rhuthun, Wrecsam, LL13 7TU

Eric Cooper

From: Maguire, Tom <Tom.Maguire@lendlease.com>
Sent: 07 May 2015 17:10
To: Eric Cooper
Subject: FW: Prison Site

From: Angela Guy [mailto:Angela.Guy@wrexham.gov.uk]
Sent: 28 October 2014 08:26
To: Caron, Simon; Matthew Phillips; Maguire, Tom
Cc: Deane, Patricia; Lawrence Isted
Subject: RE: Prison Site

Hi Simon

Thank you for your email below with the attached letter from Hydrock and apologies for the delayed response, I have been out of the office.

I can confirm that Hydrock have now addressed all of my queries and I look forward to receiving the letter regarding the expansion zone in due course (I am not in the office for the remainder of today but will be back in tomorrow).

With regard to your later email of the 27th, I have not queries regarding the timeline.

Regards Angela

Mrs Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am only in the office Monday to Thursday and will respond to any emails sent on Fridays on my return to the office. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 315734), Stacey Inglis (01978 315735) or Helen Bradshawe (01978 315736).

☎ 01978 315733
✉ Housing, Public Protection and Environment Department, Ruthin Road, Wrexham, LL13 7TU
✉ Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Ffordd Rhuthun, Wrecsam, LL13 7TU
💻 www.wrexham.gov.uk
<https://twitter.com/wrexhamcbc>
www.facebook.com/wrexhamcouncil



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Penderfyniadau Anodd – Ymgynghoriad Cyllideb 2015/2016. Cymryd rhan.
Cliciwch www.wrexham.gov.uk/budgets i gwblhau'r arolwg. Mae gennych chi tan 24 Hydref 2014.

From: Caron, Simon [mailto:Simon.Caron@lendlease.com]
Sent: 24 October 2014 09:57
To: Angela Guy; Matthew Phillips; Maguire, Tom
Cc: Deane, Patricia
Subject: FW: Prison Site

Hi Angela

Please find attached letter from our specialist Hydrock in response to your queries with the various remediation strategies issued in the planning submission.

The comments in your email relating to the expansion zone are not a requirement of the reserve matter application. However, we have drafted a letter and await confirmation from our client, MOJ, to enable us to forward it on. We do not envisage any problems with this and our position remains as discussed at our recent meeting.

Should you wish to discuss this further please do not hesitate to contact me.

Regards

Simon Caron | Project Director – Social Infrastructure | Construction – Europe | Lend Lease
T 0121 712 1700 | DD 0121 712 1753 | F 0121 704 2529 | M 07834 741348
Lend Lease, Clarendon House, 76/90 High Street, Solihull, B91 3TA
simon.caron@lendlease.com

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ANNEX G



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: NT/2014/116126/05-L01
Eich cyf/Your ref: P/2014/0560

Llwyn Brain
Ffordd Penlan
Parc Menai
Bangor, Gwynedd, LL57 4DE

Ebost/Email: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3786

Matthew Phillips
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 20th October 2014

Dear Mr Phillips,

SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2013/0671 (APPEARANCE, LANDSCAPING AND LAYOUT) FOR ERECTION OF A PRISON. FORMER FIRESTONE FACTORY SITE, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, LL13 9QA

Thank you for the additional information in response to our emailed comments 14th October 2014, documents as follows:

1. Letter dated 16th October 2014 from Hydrock to Land Lease Construction Limited. Re: North Wales Prison: Request for Information from NRW.
2. Remediation Strategy and Method Statement – Area 1. Hydrock, Ref: R/14656/003, October 2014

Following email discussion with the local authority planning officer (Matthew Phillips), we understand that condition 9 (of outline planning permission P/2014/0560) now relates to the undertaking of site investigation works and not as the condition states the scheme of works to be undertaken. In which case, we have reviewed the documents as if to discharge our standard suite of land contamination conditions we normally impose on such consultations.

We consider the site to be highly sensitive with respect to controlled waters due to the present of the Source Protection Zones (SPZ), Principal aquifer that encroaches on the eastern boundary of the site and the previous uses of the site being potentially contaminative activities.

The information (referenced above) now includes details on the controlled waters assessments. The site investigation has covered the whole sites (Area 1, 2 and 3) with extensive intrusive investigations of trial pits and boreholes. The soil and groundwater samples have identified low levels of metals and heavy end TPH – residual contamination from previous phases of demolition in the mid 1990s. The shallow perched groundwater is considered to be laterally non-continuous. The main receptors are the SPZ and Afon Clywedog. A tier 1 risk assessment (following the Remedial Targets Methodology guidance) was completed and concluded low risk to these receptors. **We accept this conclusion and have no objection to the discharge of condition 9.**

The remediation strategy was only for Area 1 and mainly focuses on human health issues with the

asbestos on site – we are unable to comment on this aspect of the remediation. The strategy does include details on the verification report – we wish to see this report once the site is completed. The verification report should consider controlled waters and the SPZ and follow the Environment Agency Guiding Principles for Land Contamination (EA, 2010) which has been adopted by Natural Resources Wales.

The applicants should continue to liaise with Sam Higgitt, Environment Officer in order to prevent and mitigate any impacts from the construction works.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Ebost/Email: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3786

cc: Tom Maguire, Lend Lease Ltd.
Angela Guy, Wrexham CBC

ANNEX H

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MINISTRY OF JUSTICE / NATIONAL OFFENDER MANAGEMENT SERVICES	Code Number	ABE P/2013/0671
Agent	GVA MR NICK HARDY 3 BRINDLEY PLACE BIRMINGHAM B1 2JB	Date Received	01/10/2013
		Decision Date	30/04/2014

Town and Country Planning Act, 1990

Town and Country Planning (Environmental Impact Assessment) Regulations 1999

Location of application

FORMER FIRESTONE FACTORY SITE, BRIDGE ROAD, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9QA

Description of application

OUTLINE PLANNING APPLICATION FOR THE CONSTRUCTION OF A PRISON (MAXIMUM FLOORSPACE OF 76,370 SQM GROSS EXTERNAL AREA) WITHIN A SECURE PERIMETER FENCE TOGETHER WITH ACCESS, PARKING, VISITOR / SUPPORT BUILDING, ENERGY CENTRE, LANDSCAPING, CONSTRUCTION COMPOUND AND ASSOCIATED ENGINEERING WORKS.

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

**Particulars of decision that permission be GRANTED
Subject to the following:-**

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Agent	GVA MR NICK HARDY 3 BRINDLEY PLACE BIRMINGHAM B1 2JB	Date Received	01/10/2013
		Decision Date	30/04/2014

Condition(s)

1. Approval of the following details shall be obtained from the Local Planning Authority before each part of the development is commenced:
 - a) the appearance of the building(s);
 - b) the layout of the building(s);
 - c) the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] overall 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) in accordance with the requirements of BREEAM 2011. The development shall be carried out entirely in accordance with the approved assessment and certification.
5. Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) has been achieved for that individual building in accordance with the requirements of BREEAM 2011.
6. Prior to the occupation of the individual buildings, or within a timescale otherwise agreed in writing with the Local Planning Authority, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO2 Emissions' (or subsequent equivalent quality assured scheme) has been achieved for that building in accordance with the requirements of BREEAM 2011.

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		Decision Date	30/04/2014

7. The reserved matters application(s) shall include a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

8. The details required by condition 07 shall include an assessment into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk. Where a SuDS scheme is to be implemented, the details required by condition 07 shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

9. The reserved matters application(s) shall include a scheme to deal with potential contamination at the site. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

10. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 9 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

11. The reserved matters application shall include a Construction Environment and Management Plan. Construction shall thereafter be carried out in strict accordance with the Construction Environment and Management Plan details as approved.

12. No underground tanks for the storage of fuels, oils or gas shall be installed until full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system have been submitted to and approved in writing by the Local Planning

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Authority. Any tanks for fuels, oils or gas storage shall thereafter only be installed in strict accordance with the details as approved.

13. The details required by condition 01 shall include details of the location and layout of vehicular parking, turning facilities and loading/unloading areas and a timetable for the provision of the parking, turning and unloading areas. Vehicular parking, turning and loading areas shall be laid out, surfaced and drained in strict accordance with the details as approved and thereafter permanently retained and kept free of any obstruction, and made available solely for the parking, turning, loading and unloading of vehicles at all times.

14. The reserved matters application shall include details of a new signalised pedestrian and cyclist crossing to be provided on Bridge Road. The development shall not be brought into use until a signalised pedestrian and cyclist crossing has been provided in accordance with the details as approved.

15. The reserved matters application shall include details of the siting and appearance of two new bus shelters that shall be provided on Bridge Road. The development shall not be brought into use until the two new bus shelters have been sited on Bridge Road in accordance with the details as approved.

16. The details submitted in respect of condition 01 shall include the siting, height and appearance of all lighting columns to be located outside of the perimeter fence.

17. The development shall not be brought into use until a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Final Travel Plan shall include a program of annual monitoring reports that shall be submitted to the Local Planning Authority for written approval within one month of the anniversary of the first use of the development every year, up to and including the fifth anniversary. The Final Travel Plan shall be implemented in full. Should the annual monitoring reports demonstrate that there is insufficient on-site parking, additional parking shall be provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority.

18. The reserved matters application shall include a scheme of directional signage from the A483, A534 and A525 and roads within the industrial estate. The development shall not be brought into use until the scheme of signage as approved has been implemented in full.

19. Prior to first use of the development hereby granted permission the vehicular access onto the unclassified road adjoining the north-eastern boundary of the site shall provide visibility splays of 2.4 metres x 70 metres to the north-west and 2.4 metres x 120 metres to the south-east measured to the nearside edge of the adjoining highway. Within these splays there shall be no

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obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

20. The ENVIRON Ecological Mitigation Strategy and Habitat Management Plan dated September 2013 and the ENVIRON Addendum to Ecological Strategy and Habitat Management Plan dated December 2013 shall be implemented in full in accordance with the timescales referred to therein.

21. Prior to their appointment, details of the organisation(s) who will be responsible for implementation of the ENVIRON Ecological Mitigation Strategy and Habitat Management Plan and the ENVIRON Addendum to Ecological Strategy and Habitat Management Plan shall be submitted to the Local Planning Authority.

22. Once operational the rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at the nearest noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

23. Development shall not commence a scheme of off-site landscaping of the land between Bridge Road and Bridgeway East has been submitted to and approved in writing by the Local Planning Authority. Off-site landscaping shall thereafter be implemented in the first planting season (November to March) or seeding season (April to September) following commencement of development.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To comply with the requirements for sustainable buildings published by the Welsh Government (Planning Policy Wales Edition 5 (2012)).
5. To comply with the requirements for sustainable buildings published by the Welsh Government (Planning Policy Wales Edition 5 (2012)).

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6. To comply with the requirements for sustainable buildings published by the Welsh Government (Planning Policy Wales Edition 5 (2012)).
7. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.
8. To ensure satisfactory drainage of the site and to avoid flooding.
9. In the interests of the amenities of the future occupants of the buildings.
10. In the interests of the amenities of the future occupants of the buildings
11. To protect the amenities of the occupiers of nearby properties.
12. The site is within 15m of the River Clywedog, which is a tributary of the River Dee, which is a Water Protection Zone, the site is on a Secondary A aquifer and in close proximity to a potable abstraction used for human consumption.
13. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
14. In the interests of pedestrian safety.
15. In the interests of providing public transport access to the site.
16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
17. To promote reduced dependency on the motor vehicle and to be able to respond to any parking issues that arise from the operation of the site.
18. In the interests of highway safety.
19. To ensure that adequate visibility is provided at the proposed point of access to the highway.
20. In order to protect wildlife interests, which are afforded special protection.
21. In order to protect wildlife interests, which are afforded special protection.
22. To protect the amenities of the occupiers of nearby properties.
23. In the interests of the amenities of the occupiers of properties on Bridgeway East and the visual amenity of the area.

Applicant	MINISTRY OF JUSTICE / NATIONAL OFFENDER MANAGEMENT SERVICES	Code Number	ABE P/2013/0671
Agent	GVA MR NICK HARDY 3 BRINDLEY PLACE BIRMINGHAM B1 2JB	Date Received	01/10/2013
		Decision Date	30/04/2014

Note(s) to applicant

You are advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652 to ensure that there is adequate headroom in their existing abstraction licences in order to be able to supply this development.



**Officer Appointed for this purpose
Head of Community Wellbeing and Development**

**Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-**

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

ANNEX I



North Wales Prison, Wrexham

North Wales Prison

Remediation Strategy and
Method Statement, Areas 2 & 3
(Outline Planning Permission Ref:
P/2013/0671)

Report for



October 2014

Hydrock Ref: R/14656/005

Lend Lease Ref: NWP-TW-HYD-099-RP-XX-0005

ANNEX J



North Wales Prison

Wrexham

Remediation Strategy and
Method Statement, Area 1
(Outline Planning Permission Ref
P/2013/0671)

Report for



October 2014

Hydrock Ref: R/14656/003

Lend Lease Ref: NWP-TW-HYD-099-RP-XX-0003

ANNEX K

Material Tracking System (MTS) For Substructure, Drainage and External Works

(to accompany Materials Management Plan for Works Specified)

The bulk excavation works have been carried out in accordance with the Hydrock Land Quality Statements and Remediation Strategy. Other trades will carry out works on site that will generate arising's from excavations including substructure, drainage, roads, and other external works. The arisings will be tested and reused as landscape fill by the landscape contractor later in the programme, in accordance with the Remediation Strategy.

Each trade generating arisings is to follow the Material Tracking System as below for the material that they generate.

1 - The source of the arisings is to be split into manageable elements and recorded as such. For example this may be an individual building, collection of drain runs or section(s) of road or hardstanding. The arisings are to be transported from the source and stockpiled within the expansion zone or other area within the site as designated by Lend Lease.

2 - All stockpiles are to be left with a sign on it clearly stating the source of the material, a stockpile reference number and the contractor who generated the material and the approximate volume. Any one stockpile is not to exceed 1000m³.

3 - All arising's are to be treated as Made Ground as and as such will be required to be tested at a maximum of every 1000m³ in accordance with the remediation strategy. The testing is for asbestos only, again, in accordance with the Remediation Strategy that identifies asbestos as the only Contaminant of Concern.

4 - Once any given stockpile is complete and left sealed, the responsible contractor is to advise LL that it complete and is awaiting testing. A yellow flag/marker is to be placed with the sign to be used to identify that stockpile is awaiting testing.

5 - LL are then to arrange for soil sampling to take place for the stockpile. On receipt of the test results, the stock pile will be classified for reuse as follows and the appropriate marker flags showing the status of the testing will be added as below.

Asbestos Content	Reuse Criteria	Colour of Flag to put on stockpile
Awaiting testing/test results	Not to be reused	Yellow
<0.001%	Suitable for reuse anywhere on site, including the top 1m	Green
0.001% w/w - <0.1%w/w	Suitable for reuse below 1m. This is likely to be incorporated into the landscape bund already used on site, however not to be reused without specific instruction from Lend Lease who will maintain records regarding the fate of the material.	Red
>0.1% w/w	Not suitable for reuse on site. LL to advise of further requirements in line with Remediation Strategy	Black

6 – Only the material <0.001% is to be reused as landscape fill within the top 1m across the site. LL to confirm requirements of all other classification of materials.

7 – The landscape fill is to be reused in areas of soft landscaping on the site. The contractor reusing the material is to record the reference No of each of the stockpiles that is reused and the area in which it is reused. For example, this may be in one of the lawn areas identified on the Survey Operations landscape fill model drawings or within the expansion zone. The

8 – The same principle applies for tracking the material between 0.001%w/w -0.1%w/w, however the location will differ.