

Cerys Jones

From: Sharon Holman
Sent: 14 October 2015 09:54
To: planning_admin
Subject: FW: P/2015/0561 - Outline application for residential development at Wrights Garage, Hall Street, Penycae, Wrexham NRW:00960115

Civ – nrw response

From: Thomas, Gareth [mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk]
Sent: 13 October 2015 11:54
To: Sharon Holman
Cc: North Planning
Subject: RE: P/2015/0561 - Outline application for residential development at Wrights Garage, Hall Street, Penycae, Wrexham NRW:00960115

Sharon,

Thanks for confirming, we'll have no issues with main drainage.

Regards,

Gareth Thomas

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Sharon Holman [mailto:Sharon.Holman@wrexham.gov.uk]
Sent: 12 October 2015 17:57
To: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>
Subject: RE: P/2015/0561 - Outline application for residential development at Wrights Garage, Hall Street, Penycae, Wrexham NRW:00960115

Thank you Gareth, I confirm that the foul drainage will connect to the public sewerage system.

Kind regards
Sharon

From: Thomas, Gareth [mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk]
Sent: 12 October 2015 15:54
To: Sharon Holman; planning_admin

Dear Sharon,

Thank you for your email dated 2nd October concerning the above. Our Land Contamination/Geoscience Officer has confirmed that our potential land contamination concerns may be dealt with by planning conditions. **We also remind you of our flood risk and biosecurity conditions within our previous letter dated 20th August 2015. We would also request that the method of foul drainage be confirmed, as we would object to any means of private foul drainage at this location (the method of foul drainage was not specified within the application).**

We consider that planning permission should only be granted to the proposed development as submitted if the following land contaminated planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: Natural Resources Wales considers that the controlled waters at this site are of high environmental sensitivity as the site is immediately adjacent to the Afon Eitha; and contamination is suspected from the historic use of the site as a garage.

Condition: Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for

contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition: Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons: It is difficult for any site investigation to fully characterise a site. It is possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

If you have any queries concerning the above, please contact me on the details below.

Kind regards,

Gareth Thomas

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]

Sent: 02 October 2015 14:58

To: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>

Subject: P/2015/0561 - Outline application for residential development at Wrights Garage , Hall Street Penycae, Wrexham

Hi Gareth,

I note from your consultation response (copy attached), that NRW are objecting to the granting of outline permission because of the potential for land contamination. I have consulted with our land contamination officer who is content that this be dealt with by planning condition with further details being made available at reserved matter stage an prior to the commencement of any development. In the light of this I wondered if NRW would reconsider its positon and withdraw their objection to the application on the potential land contamination grounds?

Thank you

Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wreccsam



01978 298779



16 Lord Street, Wrexham, LL11 1LG



16 Stryt yr Arglwydd, Wreccsam, LL11 1LG



www.wrexham.gov.uk

<https://twitter.com/wrexhamcbc>

www.facebook.com/wrexhamcouncil

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm.

Ewch i weld - mi fedrwch chi dalu, anfon, ceisio, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neur sefydliad yi cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddior neges e-bost hon ac unrhyw atodiadau, cyfeiriwch i http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm