

Cerys Jones

From: Matthew Phillips
Sent: 24 June 2015 10:43
To: planning_admin
Subject: FW: ABE P/2014/0195 Condition 10 and 11 Site C4 Abenbury Way Wrexham Industrial Estate.

Discharge of condition submission - Contamination

From: Matthew Gregory [mailto:matthew.gregory@TACParchitects.co.uk]
Sent: 24 June 2015 10:38
To: Matthew Phillips
Subject: RE: ABE P/2014/0195 Condition 10 and 11 Site C4 Abenbury Way Wrexham Industrial Estate.

Dear Matthew,

We have received the information below (in green) which we trust clarifies the query raised by Angela Guy.

In relation to Section 4.2 (waste soil and concrete), ERM confirms that this material is referred to in the log for Trial Pit 6 (TP6) on page 64 of the report. A sample of this material was obtained at 0.8m below ground level within the made ground at this location.

I hope this provides clarification.

Regards,

Chris

Chris Rice
Environmental Resources Management (ERM)
11th Floor
5 Exchange Quay
Manchester, UK, M5 3EF
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Direct Dial: +44 (0) 161 958 8836
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Please call should you require any further information.

Kind regards

Matthew Gregory,
Director
TACP Architects Ltd



Pembroke House, Ellice Way, Wrexham Technology Park, LL13 7YT

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E-mail matthew.gregory@tacparchitects.co.uk

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 22 June 2015 09:48

To: Matthew Gregory

Subject: FW: ABE P/2014/0195 Condition 10 and 11 Site C4 Abenbury Way Wrexham Industrial Estate.

Matthew,

Please see below.

Regards

Matthew

From: Angela Guy

Sent: 10 June 2015 12:08

To: Matthew Phillips

Subject: RE: ABE P/2014/0195 Condition 10 and 11 Site C4 Abenbury Way Wrexham Industrial Estate.

Matthew

Apologies for the delay in responding.

Having reviewed the report I can confirm that it is satisfactory and would recommend that the remedial recommendations detailed in section 9.6 are completed so that conclusions as to whether gas protection measures are required or not can be drawn. It is agreed that no other contamination issues are present.

For completeness I would request that you ask for a copy of the Phase 1 Environmental Assessment dated July 2014 prepared by ERM that is referred to in Section 3.1, please note the above statement is based on the assumption that we have no concerns with this initial report too.

In addition, I would also ask that clarification on the issue identified in 4.2 is provided - it is stated that waste soil and concrete is deposited on the southern section of the site but it is not clear what part of the intrusive investigation has assessed this.

I would also recommend that for future reference an MCERTS accredited lab should be used for soil analysis, as is explained in the attached guidance.

I trust the above comments will be forwarded on to the developer/consultant.

Regards Angela

Ms 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 297434), Stacey Inglis (01978 297435) or Helen Bradshawe (01978 297436).



01978 297433



Housing, Public Protection and Environment Department, Ruthin Road, Wrexham, LL13 7TU



Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Ffordd Rhuthun, Wrecsam, LL13 7TU



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From: Matthew Phillips
Sent: 18 May 2015 12:41
To: Angela Guy
Subject: FW: ABE P/2014/0195 Condition 10 and 11 Site C4 Abenbury Way Wrexham Industrial Estate.

Angela,

Please see attached and below. The submissions have been made in respect of planning permission P/2014/0195. Conditions 10 and 11 are out standard contamination conditions.

Please could I have your comments?

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Matthew Gregory [<mailto:matthew.gregory@TACParchitects.co.uk>]
Sent: 15 May 2015 14:07
To: Matthew Phillips; planning
Subject: ABE P/2014/0195 Condition 10 and 11 Site C4 Abenbury Way Wrexham Industrial Estate.

Dear Matthew,

Further to recent discussions, please find attached application to discharge condition 10 relating to Ground Contamination as follows:-

Outline planning application Ref: ABE P/2014/0195
Decision Date: 31/07/2014

Attached:- 0265147 Phase II Investigation Issued 1 May 2015

Please note the report identifies the following remedial recommendation:

9.6 REMEDIAL RECOMMENDATIONS

Based on the findings of the above detailed site investigation and risk assessment works, ERM considers the site to be suitable for an ongoing commercial land use without the need for further remedial works.

As the Site is to be developed for commercial use, the following should be noted to accord with the requirements for a new building:

- Two rounds of soil gas monitoring undertaken within one month indicated that the site would likely be characterised as a CIRIA Level 1 Characteristic Gas Situation. If the site is taken forward for redevelopment, several further rounds of monitoring undertaken over an extended period of time and under a range of climactic conditions are likely to be required in order to confirm the gas regime at the site. This will allow decisions to be taken regarding the need (or otherwise) for gas protection measures at the site, and demonstrate whether there is any evidence of migration of gas from the peat deposit into the area planned for new build.

We trust this will enable you to progress the discharge of condition 10 which in turn will remove the requirements identified in condition 11.

Kind regards

Matthew Gregory,
Director
TACP Architects Ltd



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