MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Jenni Perkins Planning Officer
Our Ref:	P/2024/1578	**Your Ref:**	P/2024/1578
Date:	27 November 2024	**No. of Pages:**	3

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1578 LAND OFF, BRYMBO ROAD, BRYMBO, WREXHAM, LL11 5LY

INSTALLATION OF GROUND MOUNTED SOLAR PHOTOVOLTAIC (PV) SCHEME, BATTERY STORAGE AND GRID CABINET

The Contaminated Land Team have considered the documents submitted with the planning application and acknowledge the following:

a. Remedial works have been undertaken on the former colliery tip in around 2005, these works involved removal of vegetation, provision of a low permeability clay cap, ongoing vegetation management and a drainage system to capture run off surface water to a perimeter ditches where it is piped to the new lagoons adjacent to the duck pond site. Some of these works require on going management.

b. The Design & Access Statement states that the existing fence will be utilised as a security fence for the solar scheme proposed development.

c. It is noted in the Design & Access Statement that the compaction rate for the clay cap is sufficient for the loading from any panels and that the inclusion of the solar panels will have no effect on the current drainage scheme which will continue to work as designed. It is also stated that vegetation such as trees is routinely cleared from the site, this is to prevent an adverse impact on the integrity of the cap.

d. Again in the Design & Access Statement it is stated there will be approximately 1425 solar PV panels, site cabling, a grid cabinet and a battery storage container. String inverters attached to the underside of the solar arrays will be connected back to the grid cabinet which is in turn connected to the local distribution network via the Machine Shop. Paragraph 1.4.13 states "*The solar panels, mounting frames and inverter will be delivered to site in approximately 10 articulated lorry loads, which themselves will be staggered throughout the construction period. Ground-mount steel frames will be required for the panels which will be anchored to the ground using piles"*. However in paragraph 1.3.4 it is stated that "*Metal mounting frames would be installed on concrete*

ballast, so no intrusive works to the clay cap are required. A metal mounting system is affixed to the concrete ballast, on which the solar panels are installed."

In May 2007 a Contamination Certification Report was prepared for The Wonder Bank for Brymbo Developments Limited by Smith Grant LLP, this report outlined the contamination assessment of the site and the remedial works that had been undertaken [including 1-2m low permeability mudstone/clay cap] and provided a residual environmental risk assessment summary as well as development/management requirements. At the time there was no development proposals for the area.

The Report stated that the integrity of the remediation works depended on the maintenance of the low permeability cap to the tip and prevention of soil erosion by managing site drainage and enhancing/maintaining vegetation cover to stabilise the soil slopes. This is required because the residual contaminants present at the site are persistent and will require containment for the foreseeable future.

In the conclusions and recommendations of the report it is also stated that the tree bark mulch should be maintained across the cap to prevent drying out of the clay until such a time as the vegetation is established. The cap also serves to minimise air entry into the tip. Smith Grant LLP concluded that the appropriate and necessary remedial works had been substantially completed and that the Wonder Bank will be suitable in due course for use as informal public open space and that on-going management will be necessary to ensure maintenance of the integrity of the remediation works to include management of the site drainage, maintenance of the low permeability cap and enhancing/maintenance of the vegetation on the side slopes. It was also recommended that annual inspections to include gas and temperature measurements and collection/analysis of water samples from the downstream newt ponds take place.

To ensure the integrity of the existing remediation works which have been undertaken on the Wonder Bank, a Method Statement is required to demonstrate that appropriate mitigation measures will be in place to ensure the remediation works are not compromised during the construction. As part of this statement it will be necessary to confirm what method will be used to secure the steel mount frames to the ground. It needs to be demonstrated that the chosen method will not impact on the integrity of the clay cap.

To ensure the integrity of the existing remediation works a Management Plan is also required, this is to demonstrate the on-going maintenance requirements of the remediation features during the operation of the proposed development are provided for.

Consequently the following site specific conditions are recommended should permission be granted.

Conditions

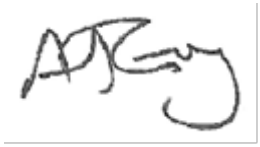
SITE SPECIFIC CONTAMINATED LAND
No development shall take place until a Method Statement detailing the mitigation measures to ensure the integrity of the remediation works (as detailed in Section 7 of the May 2007 Contamination Certification Report for The Wonder Bank for Brymbo Developments Limited

by Smith Grant LLP) has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be constructed in accordance with the approved scheme.

SITE SPECIFIC CONTAMINATED LAND
No development shall take place until a Management Plan detailing the on-going maintenance measures to ensure the integrity of the remediation works (as detailed in Section 7 of the May 2007 Contamination Certification Report for The Wonder Bank for Brymbo Developments Limited by Smith Grant LLP) has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be maintained in accordance with the approved scheme.

SITE SPECIFIC VERIFICATION REPORT CONTAMINATED LAND
On completion of the development a Validation Report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate the development took place and the mitigation measures employed under the scheme(s) approved as part of condition @@ during the construction works were effective at protecting the remediation works. Where any remedial works were comprised during the construction works details of the corrective measures taken should be detailed in the report. The site shall not be occupied/used until the Validation Report has been completed and submitted to and approved in writing by the Local Planning Authority.

Should you have any queries regarding the above then please contact me on Ext. 8771.



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Angela Guy
Contaminated Land Officer