Ellie Jones

From: planning_admin
To: Sharon Holman
Subject: RE: P/2025/0952 - Prysmian Cables, Oak Road, Wrexham Industrial Estate,

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From: Gethin Jones <gjones@saer.wales>
Sent: 16 February 2026 10:19
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: FW: P/2025/0952 - Prysmian Cables, Oak Road, Wrexham Industrial Estate,

Hi Sharon,

We've had the following comments (in red) from the client team. Let me know if there's anything else that would assist.

Cofion/Regards

Gethin Jones

Director

Ffôn/Phone: 07849323693 | 01492 472478

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 05 February 2026 08:51
To: Gethin Jones <gjones@saer.wales>
Subject: P/2025/0952 - Prysmian Cables, Oak Road, Wrexham Industrial Estate,

Dear Gethin,

I hope that you are well.

Please see the attached consultation response from NRW.

In respect of the protection of controlled waters, the following information is required please:

- A Preliminary Risk Assessment to address the potential risk to controlled waters associated with the site's former munitions factory use and the proposed development. Remediation may have been undertaken historically, however no information has been provided to demonstrate any such works have taken place. The entire industrial estate was a munitions factory during WW2 but to my knowledge it closed in 1945. We have a Ground Investigation report from the sprinkler tank project (same location on site) that confirms there is no risk to controlled waters - would this suffice?

5.0 GEOENVIRONMENTAL ASSESSMENT

5.1 Assessment of Risk to Human Health and to Controlled Waters

Test results were compared to both the UK published standard criteria for the proposed land use which is commercial land use, and also for the more stringent criteria for residential land use with gardens as presented in Appendix VII.

No asbestos was detected in any of the samples. For the samples of made ground from WS3 and WS4, the contamination testing found concentrations of potential contaminants that were all relatively low and not of concern for the proposed development. All the test results were lower than the conservative residential land use criteria.

The sample of hardcore gravel from WS1 which noted a hydrocarbon odour on site had a relatively high hydrocarbon concentration with a total concentration TPH C_5 to C_{44} of 13,000 mg/kg with about two thirds aliphatics and one third aromatics. The hydrocarbons were C_{12} to C_{35} with the majority in the C_{16} to C_{21} range. The concentrations exceed the requirements for a residential land use but are well within the CIEH/S4UL screening criteria for commercial use. Therefore there are no concentrations of contaminants that would pose a risk to long term health. However, construction workers handling this material would require appropriate RAMS and PPE.

In terms of the risk to controlled waters the risk is low and no mitigation is required because:

- The source is of limited size and is the less mobile higher carbon range TPH fragments.
- There is no pathway because the ground is very low permeability high plasticity soil.
- The groundwater receptor is at significant depth below a significant thickness of clay and there are no surface water receptors close to the site.

- Details of the proposed underground storage tank, including excavation depth and installation level, to confirm whether the development will intercept the groundwater table or any underlying units. See attached. Tank is 1800mm diameter, with minimum 250mm concrete required above and below - so 2300mm deep in total.
- Details of wastewater management arrangements for the development, including plans for drainage, treatment, collection, or discharge. All wastewater from the wash bay will drain into a silt trap in the centre of the wash bay slab. This will then drain via an underground pipe to the storage tank. When the storage tank reaches capacity it will be collected by a tanker and transported off site. Waste Removal procedure and a Maintenance log are provided in the attached Technical Data Manual. We have requested a copy of Prysmian's waste management plan (if they have one).

Given the known presence of Great Crested Newts (GCN) within the locality, a Preliminary Ecological Appraisal (PEA) will need to be undertaken by an appointed ecologist to assess the ecological constraints of the site, determine the potential presence of protected species (including GCN), and identify any likely impacts arising from the proposed development. The appraisal should inform whether further targeted surveys and mitigation measures are required. We're appointing someone to proceed with this.

I have not yet received a response from the highway officer and I will chase up on this today.

Please submit the above requested information within 21 days of the date of this email.

Kidn regards,

Sharon

Sharon Holman

Swyddog Rheoli Datblygu / Development Management Officer

Economi a Chynllunio / Economy and Planning

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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