MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From:	Stacey Inglis Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0165	**Your Ref:**	P/2026/0165
Date:	24 April 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0165 – OUTLINE APPLICATION FOR ERECTION OF UP TO 34 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

LAND AT BETHANIA ROAD, BETHANIA ROAD, ACREFAIR, WREXHAM

The following report has been submitted in support of the above planning application:

- Eastwood & Partners Consulting Engineers, Desktop Geotechnical and Geo-environmental Site Investigation: Acrefair Sports and Social Club, Bethania Road, Acrefair, for Prospect Estates Limited, dated 8 July 2021

This report was reviewed previously by the Contaminated Land Team in October 2022 and the following comments were provided:

2.2 – previous investigations have been undertaken at the site. In 2010 Parsons Brinckerhoff completed a Phase 1 assessment, in 2011 WSP completed a Phase II assessment. Further assessment of gas risks was presented in a letter from WSP dated 18 October 2011. Two earlier reports by Veryards (1994) and Soils and Materials Testing (1992) are referred to by WSP but I have not seen copies of these.

3.7 – appropriate authoritative guidance should be referred to when establishing the proposed gas monitoring regime required for this site based on the nature of the development. 6 rounds may not be sufficient and not in accordance with current guidance.

7.0 – I concur with the findings and recommendations that a phased investigation approach involving intrusive site investigation works is required. It is important that authoritative guidance is followed when designing and undertaking these works. The works should also be carried out by a suitably experienced company.

Please note our remit only extends to land contamination concerns, any other matters such as coal mining assessment or geotechnical issues have not been considered or commented on.

- **Recommended Conditions**

Due to the potential for land contamination as a result of the former use, former landfill, engineering works and industrial usage, I would recommend that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with. I would recommend the following Condition is applied to the above application.

Conditions

EN01 008R PHASED INVESTIGATION - LAND CONTAMINATION
No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

EN03 008R VALIDATION REPORT - CONTAMINATED LAND
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Informative

INF03 - SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer