

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Jenni Perkins
Senior Planning Officer

Our Ref: P/2024/0157

Your Ref: P/2024/0157

Date: 18 March 2024

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/0157 ERECTION OF 5 DWELLINGS

FORMER AIR PRODUCTS SITE LLANGOLLEN ROAD ACREFAIR WREXHAM

As a result of the former use of the land which includes railway land and a foundry/metal casting industry it would normally be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. However, as part of P/2021/0793 the contamination status of the site has already been assessed to a satisfactory standard which resulted in the recommendation by this Team that Condition 3 of that planning permission could be discharged – therefore provided that report can be relied upon due to it having been prepared for the use of the applicant then no further assessment works are considered necessary for this application.

However, the findings of the assessment were that remedial measures were required for the P/2021/0793 development and this will also therefore apply to this development. The Remediation Strategy (*GroundSolve Ltd, Remediation Strategy Heritage Court, Llangollen Rd, Acrefair, Ref: GSL3059R01, Version 1, 26 February 2024, Final prepared for Gower Homes*) detailed the following works as being required:

- i. Further assessment of the eastern boundary as detailed in section 4.1, to comprise 6 hand dug pits, soil sampling, chemical analysis of samples, and risk assessment for the suitability of the area as public open space. The findings of this work will need to be reported to the Council before the final Verification Report (iv below) is submitted for the discharge of condition 4 – this is to ensure that any requirements for remedial works in this area are agreed and incorporated into the remediation scheme.
- ii. Provision of a clean cover system for all garden areas, both soft landscaped areas and decking/patios and other hardstanding (with the exception of driveways). The clean cover system will comprise 600mm of soils, tested before importation to site and

also when placed on site. On the basis of the soil being tested prior to importation, the verification of 1 in 3 plots is acceptable.

- iii. Potential gas risks from made ground present on the site are considered to be low, however there are nearby landfills and it is also noted that radon protection is required. Radon protection is covered by Building Regulations, but where there are other potential gas risks, such as in this case, the joint assessment and remediation of those risks is appropriate. Section 4.8 details measures to meet Characteristic Situation 2 are sufficient for the development and section 5.4 details the verification requirements of those measures.
- iv. Verification reporting of all remediation works as outlined in the Remediation Strategy, to include all details of the works undertaken and evidence of the satisfactory completion of the works.

Under P/2024/0132 I confirmed that the details of the Remediation Strategy were sufficient and I would therefore recommend that the following site specific condition be applied to any permission granted to ensure that the same remediation works are applied to this development too.

Site Specific Condition - Verification Report

The site shall be remediated in accordance with the scheme detailed in the *GroundSolve Ltd, Remediation Strategy Heritage Court, Llangollen Rd, Acrefair, Ref: GSL3059R01, Version 1, 26 February 2024, Final prepared for Gower Homes*. Each part of the site subject to the remediation 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.

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



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Angela Guy
Contaminated Land Officer