

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Jenni Perkins
Senior Planning Officer

Our Ref: P/2024/0132

Your Ref: P/2024/0132

Date: 12 March 2024

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/0132 DISCHARGE OF CONDITIONS 3 (CONTAMINATION), 5 (BIOSECURITY), 6 (ECOLOGY), 7 (ECOLOGY), 8 (BOUNDARY TREATMENT) AND 9 (SAMPLES) OF PLANNING PERMISSION P/2021/0793

FORMER AIR PRODUCTS SITE, LLANGOLLEN ROAD, ACREFIAR, WREXHAM

I have reviewed the following reports submitted with the above application:

- a) Earth Environmental & Geotechnical Ltd Phase I GeoEnvironmental Desk Study, Acrefair, Wrexham, December 2019, on behalf of GAROB Acrefair Ltd, Ref. A3341/19, dated 17th December 2019
- b) Earth Environmental & Geotechnical Ltd, Soil Contamination Delineation Letter Report, Acrefair, Wrexham, 24th June 2020, Ref: A3341/21
- c) Earth Environmental & Geotechnical Ltd, Phase II GeoEnvironmental Investigation, Acrefair, Wrexham, September 2020, on behalf of GAROB Acrefair Ltd, Ref: A3341/20/SI/V2, dated 9th September 2020
- d) GroundSolve Ltd, Remediation Strategy Heritage Court, Llangollen Rd, Acrefair, Ref: GSL3059R01, Version 1, 26 February 2024, Final prepared for Gower Homes

In addition some historic investigation logs and site investigation plan prepared by WSP and a coal mining assessment report have been informally reviewed as further background and supporting information.

On the basis that queries raised and discussed prior to this submission have been dealt with and covered in the Remediation Strategy, I can confirm that the contamination assessments (a-c) are satisfactory.

The Remediation Strategy (d) details the following works are 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.

I can confirm that I am in agreement with the details of the Remediation Strategy, which in addition to the above provides recommendations on the appropriate handling of waste soils/ground generated on site and health and safety.

Based on the above I can recommend the discharge of Condition 3.

Condition 4 should not be discharged until the Verification Reports have been submitted and reviewed by the Contaminated Land Team and found to be sufficient.

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



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Angela Guy
Contaminated Land Officer