

MEMORANDUM



From:	Stacey Inglis Contaminated Land Officer	To:	Louise Phillips Planning Enforcement Officer
Our Ref:	P/2023/0401	Your Ref:	P/2023/0401
Date:	06 October 2023	No. of Pages:	3

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2022/1078 – DISCHARGE OF CONDITION 6 (CONTAMINATION) AND 7 (VALIDATION REPORT) OF PLANNING PERMISSION P/2022/0772

CRICKET GROUND PARK WALL ROAD GWERSYLLT WREXHAM

The following additional information has been submitted for the discharge of condition (6) and (7) of planning permission P/2022/0772:

- Email from Gethin Jones, Gwersyllt Cricket Ground, Discharge of Condition, Dated 02 October 2023. Including attachments:
 - Email from Toni Record, Visqueen, providing contacts for installation of gas protection measures validation, Dated 02 October 2023
- Email from Gethin Jones, Gwersyllt Cricket Ground, Discharge of Condition, Dated 21 September 2023. Including attachments:
 - Visqueen Gas Barrier – Technical Datasheet – Overview, Published 19/07/2023

The above additional information has been reviewed in conjunction with the previous information submitted in support of planning application P/2022/0772:

- e-geo Solutions Ltd. Stage 1 – Phase1 – Desk Study and Preliminary Geotechnical and Ground Contamination Risk Assessment, Land at Gwersyllt Park Cricket Club, Gwersyllt, LL11 4DX. May 2022
- C. Eccles – Brownfield Engineering Consultancy – Phase 2 Ground Investigation for Proposed Cricket Pavilion, at Gwersyllt Park Cricket Club, Gwersyllt LL11 4DA. 30 March 2023
- Email from Gethin Jones, Gwersyllt Cricket Ground, Discharge of Condition, Dated 13 September 2023. Including attachments:
 - Sear Architects, Drawing No. Gcc-SAL-A1-ZZ-DR-A-0500
 - Sear Architects, Drawing No. Gcc-SAL-A1-ZZ-DR-A-0501

Having reviewed the above reports I have the following comments to make, I trust that these will be forwarded to the appropriate person(s). I have retained the numbering in my previous memorandums dated 07 and 14 September 2023.

1. *Section 1.3 – For future reference please note that in Wales the Contaminated Land (Wales) Regulations 2012 and Welsh Government Contaminated Land Statutory Guidance 2012 apply.*

No response required.

2. *Section 2.2 – As stated in my memorandum dated 05 October 2022 it is acknowledged that you have identified the closed landfill known as ‘Gwersyllt’ located within Gwersyllt Park, however there is a second closed landfill within 250m to the south west of the proposed development, known as ‘The Wauns’. This landfill has been investigated by the Council under Part 2a and it has been found that it does not pose a significant risk from landfill gas migration. It should however have been identified within your report and included within the conceptual site model.*

No response required.

3. *Section 2.3 and 6.7 – As stated in my memorandum dated 05 October 2022 ‘Gwersyllt’ closed landfill has also been investigated by the Council under Part 2a and it has been found that it does not pose a significant risk from landfill gas migration. This closed landfill has an active gas flare on site to mitigate the risks of off-site migration of landfill gas and is regularly monitored by the Council. Based on the information that we hold and the gas management regime on the site it is considered unlikely that significant off-site migration of landfill gas will occur towards the proposed development. As the Council is actively managing the risk of off-site migration of landfill gas we are prepared to accept the installation of gas protection measures in lieu of an intrusive gas site investigation.*

The Phase 2 Ground Investigation has not included an investigation for landfill gas therefore the installation of gas protection measures are required. It is stated within the report that radon protection measures will be installed in the building, however no further information has been provided regarding these proposed measures. In accordance with condition (6) the design and specification of the proposed gas protection measures must be submitted to the Council for written approval, including details of how the installation of the gas protection measures is going to be independently validated. Please note that the proposed gas protection membrane must prevent the ingress of methane and carbon dioxide in addition to radon. Details of the actual membrane that is to be used must be submitted for written approval.

I can confirm that I am now satisfied with the proposed gas protection measures, chosen membrane (Visqueen gas membrane) and design of proposed installation.

It is noted that a list of potential contractors has been provided who may undertake the validation of the installation of the gas protection measures. I can confirm that providing an appropriately qualified third party undertakes the validation and produces the required validation report then these are satisfactory.

Please note that the validation of the installation needs to be undertaken during the installation, the membrane installation must be inspected once it has been laid prior to any concrete being poured, an inspection after the build is complete is not possible and will not be accepted.

4. *In accordance with condition (7) once the installation of the gas protection measures has been validated, by an appropriately qualified third party, the validation report must be submitted to the Council for written approval.*

This is outstanding but it is acknowledged that this cannot be provided until the gas protection measures have been installed.

I can recommend the discharge of condition (6), however condition (7) cannot be discharged until the validation report has been submitted and approved in writing.

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



.....
Stacey Inglis
Contaminated Land Officer