

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Louise Phillips
Planning Enforcement Officer

Our Ref: P/2022/1078

Your Ref: P/2022/1078

Date: 27 September 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2022/1078 – DISCHARGE OF CONDITION 23 (CONTAMINATION) OF PLANNING PERMISSION P/2018/1083

LOWER RACKERY FARM DARK LANE BURTON WREXHAM

The following additional information has been submitted for the discharge of condition (23) of planning permission P/2018/1083:

- Email from Rachael Evans, Discharge of Condition 23 – Contaminated Land attached to P/2018/1083 Dated 29th August 2023
- Cordek, Tri-Gas Membrane Data Sheet
- Cordek, Drawing of Cordek Methane /CO₂ Protection System, Typical Existing Wall Abutment Detail
- Cordek, E20 formwork for in-situ concrete
- Cordek, J40 Flexible Sheet Tanking / Damp Proofing
- Cordek, Drawing of Cordek VOC/Ground Gas Venting System – Ground Bearing Slab – Vent Box
- Cordek, Ventform Data Sheet

The above information has been reviewed in conjunction with the previous information submitted for the discharge of condition (23) of planning permission P/2018/1083:

- GroundSolve Ltd, Letter report RE: Lower Rackery Farm, Llay – Contamination Assessment. Dated 10th May 2021
- Cordek, Radon Sump Data Sheet
- Cordek, Drawing of Cordek Radon Protection System, Typical Radon Sump Detail
- Cordek, Drawing of Cordek Radon Protection System - Typical Radon Sump Layout
- Cordek, VOC & Ground Gas Protection Brochure
- Email from Steel 4 Structures Limited, Re: Discharge of Condition at Lower Rackery House, Dated 17th April 2023

- Barron Design, Site Entrance and Land Management Existing Site Block Plan
- Cordex, VOC/Hydrocarbon Protection System Typical Existing Wall Abutment Detail
- Cordex, VOC/Hydrocarbon Protection System Typical Ground Slab with Perimeter Thickening Detail
- Cordex, VOC/Hydrocarbon Protection System Typical RC slab Edge Detail
- Cordex, Puraflex VOC Membrane Data Sheet

Having reviewed the additional information that has been submitted in relation to my memorandum dated 03 May 2023, I can now confirm that I am satisfied with the proposed gas protection measures.

Condition (24) requires the validation of the installation of the gas protection measures by an appropriately qualified third party and it is noted that Cordek will be responsible for this. A validation report must then be submitted to the Council for the discharge of condition (24).

I can now recommend the discharge of condition (23). Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer