

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Louise Phillips
Planning Enforcement Officer

Our Ref: P/2023/0401

Your Ref: P/2023/0401

Date: 14 September 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 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

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

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 memorandum dated 07 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.

It is acknowledged that additional information has been provided regarding the design and proposed installation of the gas protection measures. It is stated that the specification of the proposed membrane is a ‘Visqueen Radon membrane 1600 Gauge’, however having read the Technical Datasheet (please see attached) for this membrane it is not sufficient to prevent the ingress of methane and carbon dioxide. It is an absolute requirement that the membrane to be installed prevents the ingress of methane and carbon dioxide in addition to radon therefore this membrane cannot be accepted. Please can the Technical Datasheet be provided for an appropriate alternative membrane?

Please can you also provide details of how the installation of the gas protection measures is going to be independently validated?

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 cannot recommend the discharge of conditions (6) and (7) until the outstanding information, detailed above, has been submitted and approved in writing by the Council.

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



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Stacey Inglis
Contaminated Land Officer

Enc.