

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Louise Phillips
Planning Enforcement Officer

Our Ref: P/2022/1078

Your Ref: P/2022/1078

Date: 03 May 2023

**No. of
Pages:** 3

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 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

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

Gas Protection Measures

Having reviewed the additional information that has been submitted in relation to Item No. 2 in my memorandum dated 10 February 2023, I can provide the following comments:

It is noted that the membrane proposed has been upgraded from radon to the Purafles VOC membrane which protects against carbon dioxide and methane. I can confirm that this proposed membrane is satisfactory and I look forward to receiving the site specific designs for the installation of the gas protection measures. These should be submitted to the Council for written approval in accordance with condition 23 of planning permission P/2018/1083.

Please also note that condition 24 requires the validation of the installation of the gas protection measures by an appropriately qualified third party, please can you provide details of who will be undertaking this when submitting the designs detailed above.

Comments from my memorandum dated 10 February 2023

A response has been provided within the email from Steel 4 Structures Limited dated 17th April 2023 to the other Items raised in my memorandum dated 10 February 2023. I can provide the following comments:

It is acknowledged that the work undertaken by GroundSolve Ltd was to confirm that previous filling on site has not resulted in land contamination, however I raised several queries regarding the contamination assessment that was undertaken (Items 1, 3-7). Having reviewed the plan recently submitted, detailing where the fill was placed, it appears that the fill is not within the planning boundary for P/2018/1083. Please can you confirm that no fill has been placed within the boundary? If so, I can confirm that I have no concerns with respect to contamination, with the exception of the gas protection measures required.

However, please note should any future planning applications be submitted for the land where the fill has been placed I may require a formal response to the outstanding queries within my memorandum regarding the contamination assessment of the fill, this will be dependent on the nature of any future planning application. Should a response be required this should ideally be by the environmental consultant that undertook the works or an appropriately qualified alternative environmental consultant.

I cannot recommend the discharge of condition 23 as the site specific design for the gas protection measures are outstanding and I also require written confirmation that the fill does not extend within the planning boundary of P/2018/1083. Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer