

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Nick Atkinson
Lead Officer, Development & Management

Our Ref: P/2022/0469

Your Ref: P/2022/0469

Date: 21 October 2022

No. of Pages: 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0469 LAND OFF BETHANIA ROAD ACREFAIR WREXHAM

OUTLINE APPLICATION FOR ERECTION OF 33 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

Further to my Memo dated 27 May 2022 I note that the following contamination assessment has been submitted.

Eastwood & Partners Consulting Engineers, Desktop Geotechnical and Geo-environmental Site Investigation: Acrefair Sports and Social Club, Bethania Road, Acrefair, for Prospect Estates Limited, dated 8 July 2021

I have reviewed the above report and have the following comments:

2.2 – previous investigations have been undertaken at the site. In 2010 Parsons Brinckerhoff completed a Phase 1 assessment, in 2011 WSP completed a Phase II assessment. Further assessment of gas risks was presented in a letter from WSP dated 18 October 2011. Two earlier reports by Veryards (1994) and Soils and Materials Testing (1992) are referred to by WSP but I have not seen copies of these.

3.7 – appropriate authoritative guidance should be referred to when establishing the proposed gas monitoring regime required for this site based on the nature of the development. 6 rounds may not be sufficient and not in accordance with current guidance.

7.0 – I concur with the findings and recommendations that a phased investigation approach involving intrusive site investigation works is required. It is important that authoritative guidance is followed when designing and undertaking these works. The works should also be carried out by a suitably experienced company.

Please note our remit only extends to land contamination concerns, any other matters such as coal mining assessment or geotechnical issues have not been considered or commented on.

Further consideration of the risks associated with the site being a former landfill leads me to alter my previous recommendation detailed in my earlier Memo dated 27 May 2022. I now recommend a decision on granting planning permission is postponed until intrusive site investigation works to assess the land contamination present on the site, in particular gas risks, has been completed and it is clear that the development can be completed safely so that future site users are protected from any risks for the lifetime of the development. A report on these works should be submitted for review to the Council.

Should you have any queries please do not hesitate to contact me.



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Angela Guy
Contaminated Land Officer