

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Matthew Phillips
Interim Head of Service
Planning Policy

Our Ref: P/2018/0674

Your Ref: P/2021/0955

Date: 07 September 2022

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2018/0674 – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, UP TO 112 DWELLINGS TOGETHER WITH VEHICULAR / PEDESTRIAN ACCESS FROM GATEWEN ROAD, OPEN SPACE, LANDSCAPING, SUSTAINABLE DRAINAGE AND OTHER RELATED INFRASTRUCTURE

LAND NORTH OF, GATEWEN ROAD, NEW BROUGHTON, WREXHAM, LL11 6YA

The following contamination assessment has been submitted to discharge condition 13 of planning permission P/2018/0674:

- Coopers (Chester) Ltd, Site Investigation Report for land off Gatewen Road, Wrexham. Dated 24th September 2021.

Having reviewed the above report I have the following comments to make, I trust that these will be forwarded to the appropriate person(s).

Please also note that I have not provided comments on the geotechnical section or radon section within the report as this is not within the remit of the Contaminated Land Team.

1. Section 16. 5 – I am in agreement that the removal of the redundant asbestos cement water pipeline should be undertaken by an appropriately qualified contractor, and in accordance with the Health and Safety Executive (HSE) guidance. The soils, from where the pipeline is removed, must be tested for asbestos to determine if any residual fibres/ACM are present. If any are identified then a risk assessment should be undertaken to determine if remediation is required.

In accordance with condition 14, the validation of the removal of the pipeline and results of the subsequent testing of the surrounding soils must be submitted to the Council for

written approval. Should remedial works be required then they must also be approved in writing by the Council.

2. Section 16.5 – I am in agreement that should any suspected contaminated soils or sources of contaminants be identified during the development that these will require further assessment, with the subsequent report being submitted to the Council for written approval.
3. Section 17.11 – It is acknowledged that the ground gas monitoring presented within the report has not identified significant hazardous ground gases, however the final three rounds of monitoring and subsequent assessment have not been submitted to the Council for approval. Please can this outstanding information be submitted?

I cannot recommend the discharge of condition 13 until I have received a response to Item 3 above. Please note that Items 1 and 2 can be addressed via condition 14.

I look forward to receiving a response to the above items in due course, in the meantime should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer