

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2022/0772

Your Ref: P/2022/0772

Date: 05 October 2022

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2022/0772 – DEMOLITION OF EXISTING CHANGING AREA AND CONSTRUCTION OF NEW CRICKET PAVILLION

CRICKET GROUND, PARK WALL ROAD, GWERSYLLT

The following contamination assessment has been 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

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 points within the reports as this is not within the remit of the Contaminated Land Team.

1. Section 3.7 – 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 desk study and included within the conceptual site model.

'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.

2. Section 6.2 – It is noted that an intrusive investigation has been recommended for the proposed development, predominantly due to the sites proximity to the closed landfill ('Gwersyllt'). However as detailed in Item 1 above the Council has investigated 'Gwersyllt' closed landfill under Part 2a and is actively managing the site to reduce the likelihood of off-site migration of landfill gas. Based on this information it may not be proportionate to the proposed development to undertake an intrusive site investigation to assess the risk from the closed landfill, alternatively it may be preferable and more cost effective to install gas protection measures into the development.

Should this option be taken then 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. Upon completion of this validation a validation report must be submitted to the Council for written approval.

As there is a requirement for an intrusive site investigation or alternatively the installation of gas protection measures it is recommended that the following conditions are applied to any permission that may be granted.

ZP01A GAS PROTECTION MEASURES

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

WCBC02 :: ZP02A - Verification Report - Contaminated Land

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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



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Stacey Inglis
Contaminated Land Officer