

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Matthew Philips
Planning Control Lead

Our Ref: P/2022/0186

Your Ref: P/2022/0186

Date: 11 March 2022

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2022/0186 – DISCHARGE OF CONDITIONS 3 (CONTAMINATION), 8 (MATERIALS) AND 9 LANDSCAPING OF PLANNING PERMISSION P/2020/0844

LAND OFF HIGH STREET JOHNSTOWN

The following additional information has been submitted via email for the discharge of condition 3 of planning permission p/2020/0844.

- Email from Doug Bailey dated 23 February 2022.

This additional information has been reviewed in conjunction with previous contamination assessments submitted in support of planning permission P/2020/0844 and additional information submitted for discharge application P/2021/0813.

- GroundSolve Ltd, Letter report Re: Johnstown Chemical and Physical Test Results. Dated 18 August 2020.
- GroundSolve Ltd, Ruabon Road, Johnstown. Proposed Residential Development. Geo Environmental Report. Gower Homes. Dated July 2021.
- GroundSolve Ltd, Ruabon Road, Johnstown. Proposed Residential Development. Geo Environmental Report. Gower Homes. Revised Dated December 2021.
- GroundSolve Ltd, Letter Re: Discharge of Condition 3 (Contamination). Dated 22 December 2021.
- Dets Certificate of Analysis, Willow Cottage. Dated 14 September 2020
- GroundSolve Ltd, Letter report Re: Belgrave Court, Johnstown: Additional Testing. Dated 17 January 2022.
- Waste Transfer Notes.
- Emails from Doug Bailey dated 21 January 2022 and 26 January 2022.

I have the following comments to make, I trust that these will be forwarded to the appropriate person(s). Please note that I have not provided comments on the geotechnical assessment in the report as it is not within the remit of the Contaminated Land Team.

A satisfactory response has been received to my comments on my memorandums dated 03 September 2021 and 27 January 2022 and I am now in agreement that no further site investigation works are required.

There are two outstanding items that can be dealt with via condition 4 (validation condition), please note that the numbers correspond to those in my previous memorandum dated 27 January 2022.

5. Electrical substation – It is stated that the concrete slab from the electricity substation has yet to be removed. I am in agreement that an additional validation sample (analysed for PCBs) should be taken from beneath the slab upon removal to demonstrate that no residual contamination is present. Should PCB contamination be identified then this should be fully delineated and a remediation plan specific to Plot 3 be submitted and approved in writing to the Council
7. Importation of topsoil – I am in agreement that the additional information requested, regarding the proposed imported materials, can be submitted as part of condition 4. Please note that written approval must be provided by the Council prior to any material being imported to site and placed in garden areas.

Based on the above I can now recommend to the Planning Department to discharge condition 3 of planning permission P/2020/0844. I look forward to receiving the outstanding information with respect to condition 4 in due course.

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



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Stacey Inglis
Contaminated Land Officer