

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Matthew Philips
Planning Control Lead

Our Ref: P/2021/0813

Your Ref: P/2021/0813

Date: 03 September 2021

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2021/0813 – DISCHARGE OF CONDITIONS 3 (CONTAMINATION) 5 (ARCHAEOLOGY) 6 (ECOLOGY) 7 (DUST MANAGEMENT) AND 8 (MATERIALS) OF PLANNING PERMISSION P/2020/0844

LAND OFF HIGH STREET JOHNSTOWN

The following contamination report has been submitted for the discharge of condition 3 of planning permission p/2020/0844.

- GroundSolve Ltd, Ruabon Road, Johnstown. Proposed Residential Development. Geo Environmental Report. Gower Homes. Dated July 2021

The contamination report has been reviewed in conjunction with a previous letter report submitted in support of planning permission P/2020/0844.

- GroundSolve Ltd, Letter report Re: Johnstown Chemical and Physical Test Results. Dated 18th August 2020.

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.

1. Section 5.2 –It is stated that a chemical storage area was present in the north western section of the site, please can this area be marked on your site layout and exploratory hole location plan (figure 2).
2. Section 6.1 – It is noted that in the previous investigation TP02 (later in report referred to as TP B) was not logged, please ensure that all future excavations for the contamination assessment are logged. If possible, please can you clarify if the made ground where the sample was taken is similar to other made ground identified on site?

3. Section 8.0 – It is noted that in TP01 a sample was taken at 2m due to a hydrocarbon odour, why was no sample taken from the made ground above?
4. Section 8.0 & 9.0 – Given the size of the site the number of samples taken for chemical analysis is limited and is focused to small sections of the site. It is however acknowledged that further site investigation works are going to take place once the buildings and storage tanks have been removed. Please can you provide further details of the proposed works, to include the location and number of samples that are planned and the chosen chemical analytical suite?

Is it your intention to take samples from other areas of the site that is currently covered by buildings to get a greater coverage of the site? If not, what is your justification for not doing so?

5. Section 9.2 – It is noted that the electrical substation is located on the site, is it to remain post development? If not, is it your intention to include this area in the additional investigations and test for PCBs?
6. Section 9.5 – Asbestos has been identified within TP06 and it is stated that it is not considered a risk if it is under a building / hardstanding or covered with clean material, however no details have been provided for what is actually proposed in this area. Please can you provide further details?

Furthermore TP06 is in a section of the site where there has been very limited sampling therefore there is the potential that the asbestos contamination identified may be more widespread, is it your intention to take further samples in this section of the site during the additional investigations? If not, what is your justification for not doing so?

7. Section 9.11 – I am in agreement that all topsoil imported to site must be tested to demonstrate it is suitable for use. Details of the source of the topsoil, volume to be imported, sample frequency and chosen chemical suite should be submitted to the Council for written approval, and then the subsequent analysis results must also be submitted to the Council for written approval. This should be completed prior to any material being brought onto site.
8. Section 9.11 – I am in agreement with the proposed additional site investigation works beneath the location of the above ground fuel tanks, pipelines and chemical storage area. Please can you ensure that the chemical suite chosen includes for solvents.
9. Section 9.11 – I am in agreement that the asbestos sheet cladding should be removed from site by a suitably qualified contractor, details of which should be included within the verification report, including copies of all waste transfer notes to demonstrate that it has been appropriately disposed of.

Please note that I cannot recommend the discharge of condition 3 until all the information, detailed above, is submitted and approved in writing.

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

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Dave Sharp
Building Control Lead