

Cerys Jones

From: Matthew Phillips
Sent: 12 July 2018 16:32
To: planning_admin
Subject: FW: New Foundry Building, Johnstown P/2017/0755
Attachments: 44018697.pdf

Please add email as contaminated land response and attached as discharge of condition submission – contaminated land to **P/2018/0471**

From: Angela Guy
Sent: 03 July 2018 14:17
To: Matthew Phillips
Subject: RE: New Foundry Building, Johnstown P/2017/0755

Mathew, yes the email is fine for the consultation response. Attached is the report. Thanks Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer
Swyddog Tir wedi ei Halogi



01978 298771
Environment and Planning Department, 16 Lord Street, Wrexham LL11 1LG
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twitter.com/wrexhamcbc | twitter.com/cbswreccsam
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From: Matthew Phillips
Sent: 03 July 2018 11:17
To: Angela Guy
Subject: RE: New Foundry Building, Johnstown P/2017/0755

Angela,

Do you have a copy of the strategy I can add to the file. I have just go onto the download portal but it is no longer there! Also, can I used your email below as your consultation response?

Regards

Matthew

From: Angela Guy
Sent: 28 June 2018 14:07
To: Sean Lee
Cc: Matthew Phillips; Liam Doyle; Christina Shannon
Subject: RE: New Foundry Building, Johnstown P/2017/0755

Sean

Thank you for sending the revised Remediation Strategy. I can confirm that it satisfactorily addresses the comments I have raised.

In due course, please can you also inform me of when the assessment and remediation works commence as I would like to visit the site, particularly when the gas protection measures are being installed.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer

Swyddog Tir wedi ei Halogi



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From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]

Sent: 25 June 2018 14:54

To: Angela Guy

Cc: Matthew Phillips; Liam Doyle; Christina Shannon

Subject: RE: New Foundry Building, Johnstown P/2017/0755

Angela

Please find below a link to the revised Remediation Strategy:

<https://we.tl/MXPq2G4rXR>

We will forward a reduced size version for the Planning Portal.

Apologies for the delay but we were awaiting some information.

We will liaise with you throughout the ground investigation and structural survey works to keep you informed as works progress so that the Verification Report does not hold any surprises.

If you have any queries, please do not hesitate to contact us.

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS

Principal Geo-environmental Consultant

Tier Environmental Ltd

Chadwick House, Birchwood Park, Warrington, WA3 6AE

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Web: www.tieruk.com

From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 14 June 2018 13:06
To: Sean Lee
Cc: Matthew Phillips; Liam Doyle; Naomi Giles
Subject: RE: New Foundry Building, Johnstown P/2017/0755

Sean

In principle I agree to the proposed site investigation works. I would request that the number of samples is made flexible so if more than 5 are required (due to variable ground conditions) then more will be taken. I note the pits will be 1.2m depth, this is acceptable to gain a good understanding of ground conditions which may impact human health. Please note the depth of the samples should be variable but they will also need to focus mainly on the upper 0.6m so that the horizons of highest exposure risk are fully evaluated. I would also advise that comparison against no home-grown produce is probably reasonable, but it should be done with caution as residents may be able to plant things if they wished.

I agree that fitting gas protection measures can negate the need for gas monitoring.

I've have copied out below the comments I made on the Remediation Strategy so you can ensure they are addressed in your revised version.

1) 5.1 – In order to confirm the Remediation Strategy and Verification Reporting for contaminated soils at this stage i.e. before the SI has been completed, it will be necessary to confirm i) the number and locations of trial pits, ii) the assessment criteria to be used for risk assessment of the site investigation and iii) the assessment criteria for establishing the suitability of imported soils. I note that the Strategy states the findings of the ground investigation will be included in the Verification Report that will be issued upon completion of the remediation works. Provided the Strategy can be updated to include the trial pit design and assessment criteria and assuming I am in agreement with the proposals then providing the detail within the Verification Report should be acceptable. It should however be noted that depending on the detail of the risk assessment undertaken then it is possible concerns may come to light when the Verification report is submitted for approval i.e. after the works are complete, if that happens I will not be able to recommend discharge of the condition until the matter is resolved.

2) 5.2 – The Strategy should clearly demonstrate the suitability of the membrane to mitigate the risks that may be present, however it is not clear that the PA Geotechnical HC400 membrane is suitable protection against radon and CO2. I have attached certificate that may indicate this, however please can this be clarified and made clear within the Strategy.

3) 5.3 – It is noted that the membrane will be verified by Tier Environmental in accordance with CIRIA C735 and that it will be installed by a professional geomembrane installer with operatives who have or are working towards the NVQ Level 2 Qualifications in Gas Membrane Installation. It is stated that the membrane will be placed continually over the floor slab and will be strongly adhered to the brickwork of the peripheral walls and where the ground floor level is to be raised around the base of the existing concrete staircase, the gas membrane will be strongly adhered to the staircase prior to the placement of the insulation and new floor screed. I understand that it will be impossible to place the membrane over the cavity in this case as the

building already exists, however the Strategy does not make it clear whether a risk therefore exists as the standard installation can't be achieved. As the wall sits on a reinforced/raft foundation and the cavity is filled with concrete to a certain level the amount will this offer sufficient mitigation from gas potentially entering the building via this route, combined with the air vents ventilating the void below the floor slab? 4) In 6.3 reference is made to the air vents that already exist however it is not clear whether the air exchange that these will provide is sufficient. In addition in 1.1 it is mentioned that some of the vents have been partially or completely blocked or damaged and there is no detail provided on whether these will be made good.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer

Swyddog Tir wedi ei Halogi



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From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]

Sent: 08 June 2018 10:35

To: Angela Guy

Cc: Matthew Phillips; Liam Doyle; Naomi Giles

Subject: RE: New Foundry Building, Johnstown P/2017/0755

Angela

We have amended the Remediation Strategy to include your previous comments.

With regard to the intrusive ground investigation work, we propose the following:

- 1 No, day hand excavated pits in the existing landscaped areas of the existing building (assume 6 No. pits to 1.2m bgl) to determine the shallow ground conditions and obtain representative soil samples for laboratory chemical analysis;
- Production of engineer's logs;
- Chemical analysis of 5 No. soil samples (pH, metals, sulphate, phenol, speciated PAH, TOC, asbestos screen and speciated TPHCWG);
- Production of factual and interpretative letter report that will include an assessment of whether the existing shallow soils are suitable for retention *in situ* (comparison with LQM S4UL GACs for a residential without home grown produce usage) or whether a clean cover will be required.

As it is proposed to retrofit a gas protection membrane (for radon and potential hazardous ground gases) and the existing floor slab is suspended with a sub floor void, it is considered that ground gas monitoring is not required.

If you are satisfied with the general approach above, we will amend the Remediation Strategy to include additional detail with regard to the proposed ground investigation.

We trust that the above is satisfactory. If you have any queries, please do not hesitate to contact us.

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS

Principal Geo-environmental Consultant

Tier Environmental Ltd

Chadwick House, Birchwood Park, Warrington, WA3 6AE

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 08 June 2018 08:48

To: Sean Lee

Cc: Angela Guy

Subject: FW: New Foundry Building, Johnstown P/2017/0755

Sean,

I note that you have now submitted an application for discharge of condition. Please see below from Angela on the details that you have been discussing with her. On the basis of her email, once the application has been validated and passed to me, then I wouldn't be able to support it until Angela's comments have been addressed.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Angela Guy

Sent: 06 June 2018 15:31

To: Matthew Phillips

Subject: FW: New Foundry Building, Johnstown P/2017/0755

Matthew, just to point out that in the comments I emailed to you on the 4th regarding the Remediation Strategy I requested some further detail to be added to it. In Sean's email below he has said how the intrusive investigation works will be reported in the Verification Report, this is not the usual way of reporting the findings but in this case I do not have significant concerns provided the further detail is included within a revised Remediation Strategy. If it isn't then there is a risk that the Verification Report will be inadequate. Regards Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer

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From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]

Sent: 06 June 2018 12:22

To: Matthew Phillips

Cc: Angela Guy; Liam Doyle; Christina Shannon

Subject: FW: New Foundry Building, Johnstown P/2017/0755

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Click [here](#) if the original attachments are required (justification needed).

Matthew

Apologies, the link on the previous email was incorrect. Please find below the link to download the correct documents:

<https://we.tl/li3JLXWDSj>

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS

Principal Geo-environmental Consultant

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From: Sean Lee

Sent: 06 June 2018 11:15

To: 'Matthew.Phillips@wrexham.gov.uk'

Cc: 'Angela Guy'; 'Liam Doyle'; Christina Shannon

Subject: FW: New Foundry Building, Johnstown P/2017/0755

Matthew

We wish to submit the following reports to support our application to discharge Planning Condition No. 5 with regard to Planning Consent P/2017/0755:

- Preliminary Risk Assessment, Report Ref. TE1085PRA1.1 dated 31st May 2018; and,
- A Remediation Strategy and Gas Protection Verification Plan, Report Ref. TE1085RS dated 25th May 2018.

Please find attached the Remediation Strategy and Gas Verification Plan and below the link to download the Preliminary Risk Assessment Report (due to file size):

XXXXX

Due to the limited timescales prior to the proposed commencement of the conversion works (early July 2018) and the apparent lack of an existing gas/radon membrane, it is proposed that we will undertake the intrusive ground investigations during the conversion of existing building. The results of the intrusive ground investigations, the verification of any required clean cover/remedial works and the verification of the retrofit of the gas membrane will be included within the Verification Report that will be submitted to discharge Planning Condition No. 6. We have already had initial discussions with Angela Guy who is dealing with the site.

We trust that the above information and the supporting information will be sufficient to discharge Planning Condition No. 5.

My colleague Christina Shannon will make the online payment of £95.00 today with regard to this submission.

If you have any queries, please do not hesitate to contact us.

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS
Principal Geo-environmental Consultant

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From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 30 May 2018 12:48
To: Sean Lee
Subject: RE: New Foundry Building, Johnstown P/2017/0755

Sean

Thank you for your email, I can only acknowledge receipt since the application for the discharge of condition 5 is yet to be received. Any comments I have will be forwarded with your email (and attachments) to the Planning Officer.

Please note that this acknowledgement of receipt is not confirmation of the discharge of condition, that can only come from the Planning Officer when you have applied for the discharge of the condition and it has been approved.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer

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From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]

Sent: 25 May 2018 13:35

To: Angela Guy

Cc: Liam Doyle; Naomi Giles; Christina Shannon

Subject: New Foundry Building, Johnstown P/2017/0755

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Click [here](#) if the original attachments are required (justification needed).

Angela

Please find attached the Remediation Strategy and Gas Verification Plan for the proposed redevelopment.

My colleague Naomi will submit a revised version of the PRA to include your comments below and formally submit both documents with the appropriate fee.

I am on holiday next week therefore if you have any queries or comments, please do not hesitate to contact Naomi or our office on the number below.

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS

Principal Geo-environmental Consultant

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From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]
Sent: 11 May 2018 14:27
To: Sean Lee
Cc: Liam Doyle; Naomi Giles
Subject: RE: New Foundry Building, Johnstown [RHO P/2012/0561]

Sean

Yes, all remediation measures will require verification by a suitably experienced third party. This will need to be submitted for approval to fulfil Condition 6 of planning permission P/2017/0755.

The contamination assessment and remediation scheme design is covered by Condition 5 under the same permission. When you are in a position to submit the further site investigation works and remediation designs for agreement then as mentioned in my earlier email these will require a formal application to the Planning Team to discharge that condition.

Regards Angela

Ms Angela Guy BSc (Hons) MSc
Contaminated Land Officer
Swyddog Tir wedi ei Halogi



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From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]
Sent: 11 May 2018 13:48
To: Angela Guy
Cc: Liam Doyle; Naomi Giles
Subject: RE: New Foundry Building, Johnstown [RHO P/2012/0561]

Angela

Thank you for your comments below.

We will amend the PRA and reissue.

We will provide the additional information with regard to the retrofit of the membrane. Would you require a Gas Protection Verification Plan?

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS

Principal Geo-environmental Consultant

Tier Environmental Ltd

Chadwick House, Birchwood Park, Warrington, WA3 6AE

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From: Angela Guy [<mailto:Angela.Guy@wrexham.gov.uk>]

Sent: 11 May 2018 13:19

To: Sean Lee

Subject: New Foundry Building, Johnstown [RHO P/2012/0561]

Sean

Thank you for your email. I've spoken to the Planning Officer as I'm aware there isn't long between now and when you wish to start the conversion works, he has asked that I make you aware that an application needs to be made and a fee paid for the discharge of conditions, the following link may be helpful. Please also note that the relevant planning permission reference is now P/2017/0755 – this supersedes the 2012 permission.

http://www.wrexham.gov.uk/english/planning_portal/application_forms/application_forms.htm

Having reviewed the PRA I have the following comments to make:

1. The PRA refers to Stryt Las landfill licence having been surrendered and it would be normal procedure for the Environment Agency (now NRW) to accept such an application where no on-going risk from contamination exists, therefore there could be further consideration of whether the waste associated with the former landfill site does actually present a significant gas risk (further details on the surrender may be available from NRW).
2. My discussions with Building Control have indicated it is possible radon measures weren't installed based on the use of the building being commercial and it's age (it can be inferred from the mapping that it was built between 1994 and 2002).
3. Please note it is not within our remit to comment or advise on coal mining related geotechnical issues and radon (although with regard to the latter we acknowledge protection measures for radon can be combined with protection measures from other gas/vapour risks).
4. It is noted on the determined plan that there is a grassed amenity area for residents and note your intention to excavate trial pits in areas proposed for landscaping, if these are different to this amenity area then please ensure all such areas are included in this assessment.

5. It is noted in 6.1 that adjacent users of the site are a potential receptor, however I would advise that the presence of the SSSI on/adjacent to the site should also be considered in the risk assessment. Also within 6.1 it should be noted that the former railway is a potential source of contamination, not just the made ground.
6. You have provided a specification for the PAG HC 400 membrane. The suitability of the membrane for radon (if it is to serve as radon protection too) will need to be provided. It is noted that you intend to install the membrane across the entire floor area, however from the information provided it is not clear at this point whether this will span cavity walls and ensure complete seals within any internal structures that have to be worked around. Further details will be required before we can agree this remediation solution formally. However, in principle, provided further details of the installation of a new membrane can be provided which demonstrate retro-fitting is practical and possible in this building then I have no significant concerns with this approach for this site.

I look forward to receiving further details regarding the gas mitigation measures and risk assessment works.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer

Swyddog Tir wedi ei Halogi



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From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]

Sent: 08 May 2018 12:11

To: Angela Guy

Cc: Liam Doyle

Subject: FW: New Foundry Building, Johnstown [RHO P/2012/0561]

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Click [here](#) if the original attachments are required (justification needed).

Angela

Further to our telephone conversation last Friday, please find below the link to download the PRA that we recently completed for this proposed conversion. Please also find attached the planning permission.

As discussed previously with Dave Miller (email below), the proposal is to convert the existing building from a commercial use to residential apartments with landscaping.

We have prepared a Preliminary Risk Assessment (<https://we.tl/wOf1cfoOim>) and have identified the following potential issues that need to be resolved to discharge Planning Condition No. 4:

- Potential ground gas generation and source of potential contamination associated with the on-site Made Ground that was likely imported to raise ground levels;
- The Coal Authority indicated that the central area of the Site is located within a 'development high risk area' due to 'past shallow coal mine workings'. It is assumed that the investigation of potential shallow mineworkings was undertaken prior to the construction of the existing building (late 1990s);
- The Coal Authority stated that there is 1 No. recorded mine shaft in the southern area of the Site and 1 No. mine shaft within 20m of the western site boundary. The anticipated locations of these recorded mine shafts should not affect the proposed conversion of the existing building;
- There is a potential for hazardous ground gas generation related to radon bearing strata, on-site Made Ground associated with raised ground levels, the 2 No. disused mine shafts and potential shallow coal seams/workings. Sub floor air vents have been installed at approximate 2m centres around the periphery of the building, suggesting that gas protection measures were installed during the construction of the building. There are no records of the design of the gas protection measures; and,
- Basic radon measurements are required (it is assumed at this stage that they have already been installed in the existing building).

We do not possess any records with regard to any site investigation works and/or chemical test results associated with the construction of the existing building. As the site is being changed to a more sensitive end use (commercial to residential without home grown produce) we propose to hand excavate 5 No. shallow trial pits within the landscaped areas to confirm that the soils are suitable for the proposed end use.

We originally proposed to undertake continuous gas monitoring of the subfloor void through the existing air vents. Based on the proposed development layout and drainage plans (attached), the existing floor slab and membrane (if present) will be cut through. These areas of damage would obviously need to be repaired and verified. It is therefore now **proposed to retrofit a new hydrocarbon resistant gas membrane (PAG HC400 or similar) across the entire ground floor** following the installation of the new drainage. The new gas membrane will be covered with insulation and screed in accordance with the attached plan.

It is considered that the existing air vents and the installation and verification of the new gas membrane in accordance with CIRIA C735 negates the requirement for any subfloor and internal gas monitoring.

Tier Environmental will produce a Verification Plan, undertake the verification works for the clean cover soils (if required) and gas membrane and will produce a Verification Report to discharge PC No. 4.

As discussed, in order to minimise potential issues/delays, we wanted to outline our proposals for you to comment/confirm that our approach is acceptable at this stage. The conversion works are scheduled to commence in early July, therefore your comments would be gratefully received as soon as possible.

If you require any further information, please do not hesitate to contact us.

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS

Principal Geo-environmental Consultant

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From: Dave Miller [<mailto:DaveMiller@wrexham.gov.uk>]

Sent: 26 April 2018 08:56

To: Sean Lee

Subject: RE: New Foundry Building, Johnstown

Hi Sean,

Angela Guy

angela.guy@wrexham.gov.uk

01978 298771

Regards,

Dave

Dave Miller BSc(Hons) MRICS

Senior Building Control Surveyor/Uwch Syrfëwr Rheoli Adeiladu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Environment and Planning Department, 16 Lord Street, Wrexham LL11 1LG
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dave.miller@wrexham.gov.uk

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<https://www.submitaplan.com/>

To make a Building Regulations payment, please click on the link below:-

English - <https://www.civicaepay.co.uk/WrexhamEstore/estore/default/Catalog/Index?shopid=56>

Welsh - <https://www.civicaepay.co.uk/WrexhamEstore/estore/welsh/Catalog/Index?shopid=56>



From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]
Sent: 25 April 2018 14:48
To: Dave Miller
Cc: liam.doyle@carltonnw.co.uk
Subject: Re: New Foundry Building, Johnstown

Thanks Dave.
Could you please provide a contact name so that I can mither them?

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Dave Miller <Dave.Miller@wrexham.gov.uk>
Date: 23/04/2018 14:09 (GMT+00:00)
To: Sean Lee <Sean.Lee@tieruk.com>
Subject: RE: New Foundry Building, Johnstown

Sean,

I have passed your email onto our Contaminated Land team who will respond in due course.

Regards,
Dave

Dave Miller BSc(Hons) MRICS
Senior Building Control Surveyor/Uwch Syrfëwr Rheoli Adeiladu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
☎ 01978 298877
✉ 16 Lord Street, Wrexham, LL11 1LG
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Check out Building Control's
"Guide to Extending your home"
<http://extendingyourhome.com/wrexham>

From: Sean Lee [<mailto:Sean.Lee@tieruk.com>]
Sent: 23 April 2018 11:48
To: Dave Miller
Cc: Liam Doyle
Subject: RE: New Foundry Building, Johnstown

Dave

Did you get chance to review the email below?

Your comments would be much appreciated.

Regards

Sean



Sean Lee MSc, BSc (Hons), FGS
Principal Geo-environmental Consultant

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From: Sean Lee
Sent: 18 April 2018 17:57
To: 'dave.miller@wrexham.gov.uk'
Cc: 'Liam Doyle'
Subject: New Foundry Building, Johnstown

Dave

Thank you for your time earlier today to discuss the above project.

As requested, please find attached the planning permission.

The proposal is to convert the existing building from a commercial use to residential apartments with landscaping.

We have prepared a Preliminary Risk Assessment (<https://we.tl/RNA8nrZqhK>) and have identified the following potential issues that need to be resolved to discharge Planning Condition No. 4:

- Potential ground gas generation and source of potential contamination associated with the on-site Made Ground that was likely imported to raise ground levels;

- The Coal Authority indicated that the central area of the Site is located within a 'development high risk area' due to 'past shallow coal mine workings';
- The Coal Authority stated that there is 1 No. recorded mine shaft in the southern area of the Site and 1 No. mine shaft within 20m of the western site boundary. The anticipated locations of these recorded mine shafts should not affect the proposed conversion of the existing building;
- There is a potential for hazardous ground gas generation related to radon bearing strata, on-site Made Ground associated with raised ground levels, the 2 No. disused mine shafts and potential shallow coal seams/workings. Sub floor air vents have been installed at approximate 2m centres around the periphery of the building, suggesting that gas protection measures were installed during the construction of the building. There are no records of the design of the gas protection measures; and,
- Basic radon measurements are required (it is assumed at this stage that they have already been installed in the existing building).

We do not possess any records with regard to any site investigation works and/or chemical test results associated with the construction of the existing building. As the site is being changed to a more sensitive end use (commercial to residential without homegrown produce) we propose to excavate some shallow trial pits within the landscaped areas to confirm that the soils are suitable for the proposed end use.

In order to verify the quality of current protection measures, we have proposed to undertake radon monitoring within the existing building (6 No. monitors for a 2 month period). We have also proposed to undertake continuous gas monitoring of the subfloor void through the existing air vents for a 4 week period to confirm that the air vents are preventing the accumulation of methane and carbon dioxide.

We are awaiting a copy of the proposed internal layout and should be able to forward this tomorrow.

As discussed, in order to minimise potential issues/delays, we wanted to outline our proposals for you to comment/confirm that our approach is acceptable at this stage. The conversion works are scheduled to commence in early July, therefore your comments would be gratefully received as we need to commence the monitoring a.s.a.p.

If you require any further information, please do not hesitate to contact us.

Regards

Sean



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