

**From:** Sharon Holman  
**Sent:** 30 May 2018 12:58  
**To:** planning\_admin  
**Subject:** FW: P/2018/0357 - The Plas Coch, Visitor Accommodation application  
**Attachments:** P20180357 Scanned plan of pond and proposed layout.pdf

Civ – PP resp

---

**From:** Angela Guy  
**Sent:** 30 May 2018 11:53  
**To:** Sharon Holman  
**Subject:** P/2018/0357 - The Plas Coch, Visitor Accommodation application

Hi Sharon

Thank you for forwarding the letter prepared by Enzygo dated 25 May 2018.

Item 1 – no further action required.

Item 2 – I have been in touch with Groundsure to query this point since as previously stated none of the mapping provided in their report (or the mapping I have access to, from the 1870s indicates a canal adjacent to the site). Groundsure have carried out checks and confirmed their records were wrong and have informed me the report has been re-issued to Enzygo. No further action is required.

Item 3 - based on the plan provided on the last page of the report the 5 window sample positions were located on the 4 corners and in the centre of the proposed building footprint, the central one was WS5. Having overlain the plan submitted with the application entitled 'Finished Level and Drainage Layout' at scale 1:200 with the 1912 plan showing the former pond (please see attached scan of this), WS5 is on the edge of the pond and therefore not in the actual area of the former pond. I visited the site this morning and was able to see WS5, it seemed it may actually be located in the area between WS1 and WS5 on your plan, if this is the case then it still is not within the area of the backfilled pond. I can meet the consultant/developer on site to discuss the location of the pond and WS5 further if required.

Furthermore I do not agree that the borehole logs prove that the position of WS5 is within the pond's backfill materials. It proves that there is 1.5m depth of made ground in that position. There is also made ground in other positions which were not in the location of the pond (BH1 = 3.5m depth, WS1 = 0.5m depth, WS 2 = 0.75m depth, WS3 = 1.55m depth, WS4 = 4.45m depth). i.e. a large area of the site (outside of the area of the pond) also had made ground across the surface.

The pond was still shown on plans as late as 1967/8 (it has slightly changed shape over the years) and no longer appears on the plan dated 1973/5 (1:1250 scale), but is possibly still shown on the 1974 (1:10,000) plan (the copy of the plan I have is not clear enough to be certain). If backfilling took place then it seems this would have been done no longer ago than 44 years. Depending on the nature of the waste, landfill gas risks can persist for significantly longer periods than the 25 years as stated in the letter – CIRIA 665 guidance indicates infilled ponds to be a potentially severe hazard with a high risk rating.

At this stage I still consider there to be insufficient evidence of the contamination risks from the pond. Therefore further risk assessment in accordance with authoritative guidance to establish the contamination status (chemical and gas) of the backfilled pond is required and to determine whether remedial measures are needed.

Item 4 – As concluded under Item 3 above, at this stage there is insufficient evidence to dismiss a gas risk from the pond.

Items 5 and 6 – the lab error is noted. In regard to the asbestos remediation proposals, no further comment is required (unless additional remediation measures are required as a result of contamination concerns regarding the pond).

In conclusion, I would still recommend that the conditions are applied to the planning permission if granted to ensure that the outstanding matters are investigated (i.e. items 3 and 4 above).

Regards 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



Adran Amgylchedd a Chynllunio, 16 Stryt yr Arglwydd, Wrecsam LL11 1LG



[wrexham.gov.uk](http://wrexham.gov.uk) | [wrecsam.gov.uk](http://wrecsam.gov.uk)



[twitter.com/wrexhamcbc](https://twitter.com/wrexhamcbc) | [twitter.com/cbswrecsam](https://twitter.com/cbswrecsam)



[facebook.com/wrexhamcouncil](https://facebook.com/wrexhamcouncil) | [facebook.com/cyngorwrecsam](https://facebook.com/cyngorwrecsam)