

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2021/0560

Your Ref: P/2021/0560

Date: 19 July 2021

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0560 – Trevor Wharf, New Road, Trevor Isa, Llangollen, Wrexham, LL20 7TP

REDEVELOPMENT OF CANAL BASIN FOR USE AS BOAT HIRE BUSINESS INCLUDING ERECTION OF 2 BUILDINGS AND STORAGE ENCLOSURE

I have reviewed the report 'Anglo Welsh Ltd Base Relocation, Trevor Basin Contamination Report' prepared by Tom Wilding in July 2021.

The report details the findings of an intrusive site investigation. However no trial pit logs, details of ground conditions encountered to help with the interpretation of the results, or an explanation of the sampling methodology is provided. I note that it concludes no significant risks are present based on the nature of the proposed development. At this time I cannot concur with these findings for the following reasons.

Unless sufficient justification can be provided otherwise, a contamination assessment should follow authoritative guidance, this should commence with a Phase 1 Preliminary Risk Assessment. A description of what this comprises is in the WLCWG Guide for Developers, 2017 a copy of which is attached to my email.

I have accessed some historical mapping and note there were railway lines/sidings also on the site, consideration of this former use is required, along with the quarrying/mining that could have taken place. This will form part of the Phase 1 report for this site and based on the former use of this site it is possible that the recommendation will be for an intrusive site investigation. The scope of an intrusive site investigation should be designed based on refining the conceptual model within the Phase 1 report.

I would advise that a suitably qualified environmental consultant complete a Phase 1 Preliminary Risk Assessment in the first instance, they may wish to utilise the findings of the

above report within the assessment. Recommendations should then be made for any further works that may be necessary to ensure a complete risk assessment is undertaken for the proposed development.

Further to recent correspondence on the proximity of the former landfill to the proposed development, it is noted that the installation of gas protection measures into the new building is the preferred option rather than the completion of gas monitoring, this is acceptable and this matter can be detailed within the Phase 1 report.

Should you have any queries regarding the above then please contact me on Ext. 8771.

A handwritten signature in black ink, appearing to read 'Angela Guy', enclosed within a thin black rectangular border.

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Angela Guy
Contaminated Land Officer