

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Control Lead

Our Ref: P/2020/0658

Your Ref: P/2020/0658

Date: 14 May 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2020/0658 – DISCHARGE OF CONDITION 4 (CONTAMINATION) OF PLANNING PERMISSION P/2015/0843

LAND OFF ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE

The following document has been submitted:

- ESL Group UK, Ash Road South, Wrexham 'Ground Investigation Report', April 2021 prepared by Ian Farmer Associates Ltd

The above report provides the findings on the ground gas investigation and provides recommendations for gas protection measures, I am in agreement with these findings.

The email from Keith O'Hanlon dated 12 May 2021 enclosing another email from Sal Hussain at Sanderson Watts dated 07 May 2021 provides details of the gas protection measures recommended by Alderbrugh (these are copied out below for clarity).

Good Afternoon Sal,

We have reviewed the scheme and the following gas protection measures will be needed for a CS3 site:

Warehouse (Building Type D) – gas protection score required = 2.5 (BS8485:2015)

Ground bearing slab score 0.5

Gas Barrier (Alderprufe GRA) score 2.0

Offices (Building Type C) – gas protection score required = 3.5

Ground bearing slab score 0.5

Gas Barrier score 2.0

Gas ventilation strips (Geovoid 52/96) score = 1.5

Do remember that to score 2, the installed gas protection measures have to be inspected/validated in accordance with Ciria C735.

In the **warehouse** this would involve:

- Alderprufe GRA gas barrier (with Aldercourse GRA as required)
- Preformed column cloaks
- Preformed pipe collars / top hats

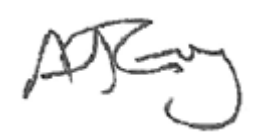
In the **office** this would involve:

- Alderprufe GRA gas barrier (with Aldercourse GRA as required)
- Preformed column cloaks
- Preformed pipe collars / top hats
- Alderprufe MR50 self-adhesive tanking / gas membrane to the lift pit (with Backerboard HD protection if necessary)
- Geovoid gas vent strips at nominal 3m centres venting across the width of the offices (parallel to GL-H)
- Geovoid 52/96 vent strips along the two 'long' sides of the Type C offices to act as collector manifold (adjacent GL 04 and 01)
- Ground Level vent Units at nominal 6m centres along GL 01

I can confirm that the proposed gas protection measures are sufficient and can recommend the discharge of Condition 4.

On completion of the installation of the gas protection measures a validation report confirming their satisfactory installation should be submitted to the Council for approval and to meet the requirements of Condition 5.

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



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Angela Guy
Contaminated Land Officer