

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2021/0132

Your Ref: P/2021/0132

Date: 03 March 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0132 – Outline Application (All Matters Reserved) For 5 No. Dwellings

LAND TO THE REAR OF MAES Y GORNEL RHOSLLANERCHURGOG

It is noted that the proposed development is within 100 metres of at least two former landfill sites known as 'Railway Cutting Fill' and 'Cae Dwr Old Tip'.

Furthermore I note that the Coal Authority Coal Mining Risk Assessment indicates a potential mine gas risk on p12 of the report submitted with the planning application, as follows:

“e) Record of past mine gas emissions or potential

There are no recorded past gas emissions recorded in the surrounding area, however, coal seams and coal mine workings pose a potential gas risk which should be considered in any future investigations and development. At development sites with shallow coal workings, probable shallow coal mine workings, or pathway features such as mine entries and geological disturbances on or nearby the site, the Coal Authority recommends that a more detailed gas risk assessment to be undertaken in accordance with relevant guidance.

Worked coal seams in North Wales where roof coal is left are known to be liable to spontaneous combustion, therefore precautions should be taken in case of such an incident during all ground works at the site.”

In light of the proximity of the former landfill sites it will be necessary to condition any future consent so as to ensure that any potential contamination migration issues are adequately dealt with, care should be taken in distinguishing between potential landfill gas risks and coal mine gas risks in the risk assessment undertaken. Both studies can be conducted together if the developer wishes but the risks from each should be clearly identified between both potential sources. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

- **Recommended Contamination Conditions**

ZP01A GAS PROTECTION MEASURES

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

WCBC02: ZP02A - Verification Report - Contaminated Land

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

WCBC21: A11NA - SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environmental Protection Team prior to commencement of works on site.

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



Angela Guy
Contaminated Land Officer