

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Officer

Our Ref: P/2020/0839

Your Ref: P/2020/0839

Date: 07 January 2021

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2020/0839 Land South Of Pinecroft, Afoneitha Road Penycae

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PERMISSION P/2018/0139

I have viewed the documents submitted with this application and the outline planning application and have a number of observations as follows.

- Planning conditions 7 and 8 of the outline planning permission are land contamination related conditions, requiring the assessment of the site for ground contamination, particularly in relation to the proposed end use and then remediation if required, including verification of that remediation.
- Whilst reference has been made in the Design and Access Statement and also the Supporting Planning Statement to a land contamination assessment for the adjacent development, Pinecroft which covers this site too, it has not been submitted in relation to either the outline or reserved matters application above and therefore I understand the requirements of conditions 7 & 8 still stand.
- The contamination assessment reports for Pinecroft were dated 2007 and 2008 and authoritative guidance on the assessment of land contamination has been updated since then. Whilst data within the reports may be of use I would advise that the sufficiency of that work for submission in relation to this current development should be carefully considered since it is likely that more investigation and assessment will be needed.
- I also note that Natural Resources Wales (NRW) have advised that land contamination needs to be assessed. If appropriate we will consult with NRW to ensure both our

evaluation of the ground contamination works and theirs are considered jointly in relation to conditions 7 & 8.

- Furthermore, I note that the Coal Authority (CA) have been consulted in relation to coal mining risks and that they have mentioned landfill gas in their response. I would advise that all gas risks are assessed by a suitably experienced consultant and consideration to non mining related gas risks is also undertaken (for example the potential for gas generation from made ground). All gas risks can be evaluated within the same gas risk assessment (but showing separation of each gas source and risk process from each source), or as a separate piece of work (i.e. mining and land contamination). The CA refer to 5 boreholes having been drilled at the site and these should be considered within the risk assessment as potential pathways.
- It is possible to mitigate against some risks from ground contamination by careful design of the layout of a site. At this time there is insufficient information on the ground contamination risks to know whether this option is of interest should risks be present and mitigation required, therefore I have no comments on the proposed site layout.

In summary I have no comments on P/2020/0839 but would advise that the above observations be passed on to the developer.

A handwritten signature in black ink, appearing to read 'Angela Guy'.

Angela Guy
Contaminated Land Officer