

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2021/0240

Your Ref: P/2021/0240

Date: 01 April 2021

**No. of
Pages:** 4

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2021/0240 – BRYN GWYN CHAPEL STREET ACREFAIR WREXHAM

ERECTION OF NEW DWELLING AND CONSTRUCTION OF TWO PARKING SPACES (PREVIOUSLY APPROVED UNDER PLANNING REFERENCE P/2015/0614)

The following letter reports have been submitted in support of planning application P/2021/0240:

- Smith Grant LLP, Letter report Re: Results of Additional Soil Sampling Conducted at Bryn Gwyn, Chapel Street, Acrefair (ref: R2132-L01). Dated 24th July 2015.
- Smith Grant LLP, Letter report Re: Bryn Gwyn, Chapel Street, Acrefair: Assessment of Extended Site Area to south of Original Plot (ref: R2132-LO2). Dated 24th June 2017.

It is noted that the above application is on an area of land that has been assessed by Smith Grant LLP with reports being submitted under P/2006/1207, P/2015/0614 and P/2017/1056, two of which have been submitted in support of this application. Having reviewed the above letter reports I have the following comments to make, I trust that these will be forwarded to the appropriate person(s).

Please note that I have not provided comments in relation to risks posed from coal shafts and former mining activity (stability and mines gas) as this is not within the remit of the Contaminated Land Team and sits with the Coal Authority.

A significant amount of time has passed since the original site investigations were undertaken on part of the site (2007 and 2015) and it is acknowledged within both the letter reports that further site investigations will be required prior to the commencement of the development. I have summarised below what additional works are required and I trust that these will be considered in the future site investigations to be undertake on the site. It is

recommended that all future work is agreed with the Contaminated Land Team prior to commencement to ensure that all outstanding issues are being adequately assessed.

1. Asbestos – It is noted that during the additional site investigations that were undertake in June 2015, after the derelict building was demolished, that asbestos was identified in two samples and that site observations identified broken asbestos containing sheet fragments, mineral wool suspected of containing asbestos and other asbestos related debris within the made ground.

It is stated within both the 2015 and 2017 letter reports that Smith Grant LLP has been provided with copies of certificate of completion works by A & D Environmental Services Ltd (dated 22 July 2015) for the removal of visible asbestos cement debris, contaminated foliage and other asbestos debris excavated to a depth of 8 inches below ground level.

Smith Grant LLP acknowledged that post-validation has not been carried out to demonstrate that all of the asbestos containing material (ACM) has been removed and there is the potential that residual soils around the building footprint could still contain ACM or loose fibres. They subsequently recommended additional site investigation works be carried out prior to any new development to inform a construction and residential use risk assessment and remediation strategy.

I am in agreement that additional site investigations are required to determine if any ACM or asbestos loose fibres are still present within the made ground, please note that should asbestos be identified within any of the samples then it is recommended quantification analysis is undertaken. The results of these additional works, subsequent risk assessment and remediation strategy, if deemed necessary, must be submitted to the Council for written approval.

Please note that the future validation report for the site should also include copies of the completion certificate and waste transfer notes for the work undertaken by A & D Environmental Services Ltd.

2. Extended Site Area – The 2017 letter report by Smith Grant LLP discusses the adjacent land that now forms part of the P/2021/0240 application. It was noted that this land covers an elevated area of made ground formed as a result of the 19th century deposition of coal mining spoil and foundry waste from the former New British Iron Works at Acrefair.

During a site inspection in June 2017 this extended area was noted to form part of the same raised area as the original property, the soil surface was uniform and included leaf litter with occasional fragments of iron slag, but no evidence of significant contamination. It appeared to closely resemble the upper parts of the original site. Smith Grant LLP concluded that contamination conditions are expected to be similar to those at the original site with the exception of the asbestos.

These assumptions must be proven with intrusive site investigation works, to include soil samples with chemical analysis, and should form part of the additional site investigations, risk assessment and remediation strategy discussed in Item 1 above.

3. Ground Gases – The proposed development is within 20m of the former landfill site known as 'Air Products Social Club' and within 70m of the former landfill site known as 'Air Products, Acrefair'. It was agreed in 2007 (in relation to the P/2006/1207 application, Memorandum to Planning Officer dated 13 December 2007) that gas protection measures would be required within the new development to mitigate against potential ground gas from these former landfills.

A significant period of time has passed (14 years) since the Stage 1 Environmental Audit Report (April 2007) by Smith Grant LLP was undertaken and in recent years there has been new best practice and authoritative guidance published in relation to the assessment of ground gases, such as CIRIA C665. All assessments in relation to risks posed by ground gases have to be undertaken in accordance with current guidance, therefore the assessment into the risks posed to the new development from ground gases needs to be revisited and form part of the additional site investigations, risk assessment and remediation strategy discussed in Item 1 above.

Please note that the Coal Authority takes the lead in relation to risks posed from mines gas, however, the additional investigation can incorporate an assessment of risk from both mines gas and other grounds gases, proving the different sources are clearly identified within the conceptual site model.

4. Updated Conceptual Site Model – As stated above a significant period of time has passed since the site investigation works were undertaken on site (excluding the extended area where no works have been undertaken) and best practice, authoritative guidance and generic assessment criteria has changed. It is recommended that a review of all work done to date is undertaken and an updated conceptual site model is provided, in accordance with current authoritative guidance (such as Land Contamination Risk Management (LCRM) and BS:10175:2011+A2:2017). Any gaps or uncertainties should be addressed within the additional site investigations, risk assessment and remediation strategy discussed in Item 1 above.

I look forward to receiving a response to my comments and receiving the outstanding information in due course.

Please note that as the contamination assessment at the above site has yet to be completed to the satisfaction of the Contaminated Land Team, we still recommend that the following conditions and note to applicant is applied to any permission that may be granted.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and

approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

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.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 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. 8773.

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Dave Sharp
Building Control Lead