

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Matthew Phillips Lead Planning Officer
Our Ref:	P/2019/0005	Your Ref:	P/2019/0005
Date:	10 June 2020	No. of Pages:	1

P/2019/0005 – CONSULTATION ON POTENTIAL LAND CONTAMINATION CONCERNS

The initial comments provided on this planning application were as follows:

It is noted that part of the proposed development is adjacent to the former landfill known as Llanypwll landfill. A ground investigation report has been submitted with the application, however the assessment is still on-going. At this time the report has been considered and some potential issues with asbestos, slurry/manure stockpiles, infilled former ponds and gas on the boundary of the former landfill is noted. Whilst full comments cannot be provided until the risk assessment is complete it would be advisable to provide clarification on the risk assessment of the infilled ponds which is not clear in this current report and the original Smith Grant Stage 1 report should also be provided.

In light of the above comments it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

It is acknowledged that the site is large and apparently 'greenfield' and therefore certain areas of the site are unlikely to be potentially impacted by land contamination, as a result I would agree that development of those areas could commence if a condition on any permission granted allowed this whilst also still requiring the other areas of concern to be investigated (and remediated if necessary) prior to the rest of the development commencing.

The Smith Grant Desk Study has now been submitted and later the plans that form the appendices (on 21 May 2020). The areas potentially affected are identified on the plan R2062-R01-001 Rev 0.0 dated 11/11/14, they comprise 3 on site (possibly former) ponds, a further 4 former ponds off site and potentially within influencing distance, and the greatest off site risk the former landfill on the eastern site boundary. The slurry/manure stockpiles are not identified however but if they are above ground and will be removed during the development works then at this time I do not consider that they would require further assessment. The

aforementioned plan is therefore sufficient in identifying the key areas of concern and I amend my previous advice to require those specific areas of the site to be assessed for land contamination. I would advise that a buffer of approximately 25m is drawn around the edge of the ponds identified in the plan that are on the site to delineate the area requiring further assessment by planning condition, along with the whole of the eastern portion of the site, at least 250m from the eastern boundary (this is the area typically considered to be within influencing distance of the former landfill) to be covered by the standard contamination condition previously recommended.

Notwithstanding this, should during development works any areas on the rest of the site not covered by the land contamination condition be found to have potential contamination concerns, for instance if landfill gas concerns extended beyond 250m from the eastern boundary, then the developer should stop works until a risk assessment and remediation plan (if required) has been agreed with the Council. I would advise that the following condition be applied to cover this possible scenario.

UNIDENTIFIED CONTAMINATION

Should any made ground and/or other potential land contamination concerns not already potentially highlighted by studies undertaken be identified during the site development works, a site investigation of the nature and extent of contamination should be carried out and a scheme to remediate the area submitted to and approved in writing by the Local Planning Authority.

A handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized flourish at the end.

Angela Guy
Contaminated Land Officer