

AnnS Jones

From: Sharon Holman
Sent: 28 March 2019 13:57
To: planning_admin
Subject: FW: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Civ – pp resp

From: Angela Guy
Sent: 28 March 2019 13:56
To: Craig Baugh
Cc: Ruth Roberts; Sharon Holman
Subject: RE: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Craig

Yes the use of the building as non-habitable rooms in this case on the ground floor is irrelevant, the concerns still exist and require assessment.

John Knowles from Geotechnics called me this morning to discuss the matter, I advised that our concerns were primarily in regard to the proximity to the former landfill, albeit it possibly inert, and ensuring potential gas risks from that were mitigated. John raised the issue of the gas risk being potentially greater from the former mine workings, the Contaminated Land Team have advised the Planning Team that this matter should be considered further by the Coal Authority and understand they will be consulted. Guidance on the risk assessment of gas is similar whether the gas is from mines or landfills and the measures that can be taken to resolve any concerns can also be similar, therefore the request to clarify what measures, if any, have been incorporated into the building erected so far still remains relevant.

Regards Angela

Ms Angela Guy BSc (Hons) MSc
Contaminated Land Officer
Swyddog Tir wedi ei Halogi



 01978 298771

 Environment and Planning Department, 16 Lord Street, Wrexham LL11 1LG

 Adran Amgylchedd a Chynllunio, 16 Stryt yr Arglwydd, Wreccsam LL11 1LG

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From: Craig Baugh [mailto:craig@cbarchitecturaldesign.co.uk]
Sent: 28 March 2019 08:57
To: Angela Guy
Cc: Ruth Roberts
Subject: Re: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Thanks Angela,

I have contacted the approved inspector and will advise in due course on gas protection measures.

Presumably it is irrelevant that it is a garage, stairwell & staff WC to ground floor i.e. not habitable rooms?

Regards

Craig Baugh

CB Architectural Design



: (07833) 029535



: info@cbarchitecturaldesign.co.uk

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From: [Angela Guy](#)

Sent: Wednesday, March 27, 2019 1:23 PM

To: [Craig Baugh](#)

Cc: [Sharon Holman](#) ; [Ruth Roberts](#) ; [Tom Birch](#) ; [John Knowles](#)

Subject: RE: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Hello Craig

If you are able to establish from the contractor what, if any, gas protection measures have been put in place then we can consider things from there.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer

Swyddog Tir wedi ei Halogi



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From: Craig Baugh [<mailto:craig@cbarchitecturaldesign.co.uk>]

Sent: 27 March 2019 10:47

To: Angela Guy

Cc: Sharon Holman; Ruth Roberts; Tom Birch; John Knowles

Subject: Re: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Importance: High

Hello Angela,

As the building has already been constructed up to eaves level and I was not initially involved until the planning resubmission stage I have no idea if any gas protection measures have been installed but could approach the contractor to confirm.

We have received the following response from Geotechnics Ltd:

Craig,

Sorry, I had assumed the property to be partly-residential,

but yes, Radon, methane and/or carbon dioxide **remain an issue** for commercial developments, as follows:

1. **Regarding RADON GAS**

BRE BR211 (2007): *Guidance on protective measures for new buildings* states that it is not a requirement of the Building Regulations to test new non-domestic buildings for adequate radon protection measures. However, protection from radon at work is specified in the Ionising Radiations Regulations, 1999, legislation made under the Health and Safety at Work, etc Act administered by the Health and Safety Executive (HSE). These regulations place a duty upon the employer to ensure that the risk to employees from radon is kept within acceptable levels. The HSE or Local Authority environmental health department may require employers to demonstrate compliance by testing their premises on occupation. The BRE recommends testing on completion or occupation of all new buildings.

2. **Regarding METHANE and CARBON DIOXIDE**

Taking the safest view, that shallow mine workings could exist below the site, it should be noted that based on the recommendations made within CIRIA 665, 2007, for source materials deemed to be of high gas generation potential (e.g. Shallow mine workings), for a low risk (non-residential commercial) development, a minimum of twelve (12 No.) gas readings are recommended over a six month period.

Hope this helps

Regards,

John Knowles
Principal Engineer
Geotechnics Limited

Regards

Craig Baugh
CB Architectural Design



: (07833) 029535



: info@cbarchitecturaldesign.co.uk

From: [Angela Guy](#)
Sent: Monday, March 25, 2019 12:56 PM
To: 'Craig Baugh'
Cc: [Sharon Holman](#)
Subject: RE: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Hello Craig

The Contaminated Land Team advised of potential risks to the above proposed development due to the proximity to a former landfill site. Our records indicate the site is approximately 35m away, I note the desk study report prepared by Geotechnics refers to the same landfill as being c. 125m away. Potential gas risks from this former landfill is the primary concern for this team as we're not aware of any other potentially contaminative concerns present. Therefore should any gas protection measures be incorporated into the development so far then these may offer sufficient protection, provided they can be verified as being present and details of what they comprise be provided. I note that some radon protection may have been provided and would recommend further details of this and any other measures be forwarded so these can be considered further.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Contaminated Land Officer
Swyddog Tir wedi ei Halogi



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From: Craig Baugh [mailto:craig@cbarchitecturaldesign.co.uk]
Sent: 22 March 2019 08:56
To: Angela Guy
Subject: Fw: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Hello Angela,

Have received the following response from Sharon Holman regarding the above application;

Land Contamination

Please submit a detailed scheme of the gas protection measures that been installed in the foundation of the building. If radon protection was required then please also submit details of this. Evidence that shows that these measures have been installed should also be provided.

Was there anything specific regarding the gas protection and was it relating to the foundations or the ground floor slab in general?

Radon protection is only required in residential dwellings but at a minimum the contractor would have installed a 1200 gauge DPM lapped to the inner leaf DPC and cavity tray so it would by default provide 'basic' radon protection.

I have tried to contact the geotechnical engineer who produced the report but he is away at the moment.

Thanks in advance.

Regards

Craig Baugh

CB Architectural Design



: (07833) 029535



: info@cbarchitecturaldesign.co.uk

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From: [Sharon Holman](#)

Sent: Friday, March 22, 2019 8:46 AM

To: 'Craig Baugh'

Subject: RE: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Hi Craig,

Can I direct you to the contaminated land officer? Her name is Angela Guy and her email is: Angela.guy@wrexham.gov.uk tel no. 01978 298771.

Kind regards

Sharon

From: Craig Baugh [<mailto:craig@cbarchitecturaldesign.co.uk>]

Sent: 22 March 2019 08:39

To: Sharon Holman

Subject: Re: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Thank you Sharon,

Was there anything specific regarding the gas protection and was it relating to the foundations or the ground floor slab in general?

Radon protection is only required in residential dwellings but at a minimum the contractor would have installed a 1200 gauge DPM lapped to the inner leaf DPC and cavity tray so it would by default provide 'basic' radon protection.

I have tried to contact the geotechnical engineer but he is away at the moment.

Thanks in advance.

Regards

Craig Baugh

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From: [Sharon Holman](#)

Sent: Friday, March 22, 2019 8:02 AM

To: 'Craig Baugh'

Subject: RE: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Thanks Craig, I will send this across to the contamination land team.

Regards

Sharon

From: Craig Baugh [<mailto:craig@cbarchitecturaldesign.co.uk>]

Sent: 21 March 2019 18:40

To: Sharon Holman

Subject: Re: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Hi Sharon,

Have received this final land contamination report for your information.

Regards

Craig Baugh

CB Architectural Design

 : (07833) 029535
 : info@cbarchitecturaldesign.co.uk

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From: [Sharon Holman](#)
Sent: Thursday, March 21, 2019 2:04 PM
To: info@cbarchitecturaldesign.co.uk
Subject: P/2019/0151 The Towers Nursery, Llangollen Road, Trevor

Dear Craig,

Drainage

The site is located in DAM Zone X as defined within TAN15. In the absence of the full consideration of the requirements of the National Standards for SuDS, and requirements of Schedule 3 of the Flood and Water Management Act, it has not been demonstrated that a compliant sustainable surface water management scheme can be delivered for the site. The application indicates that the proposed works will include the resurfacing of the existing car parking area. The application would indicate that surface waters will be managed by soakaway. However, no information has been submitted to indicate that ground conditions are suitable for soakaways and this appears to conflict between plans (drainage and landscaping). Please submit a soakaway drainage scheme.

Land Contamination

Please submit a detailed scheme of the gas protection measures that been installed in the foundation of the building. If radon protection was required then please also submit details of this. Evidence that shows that these measures have been installed should also be provided.

Landscaping Plan

Please amend to show the proposed parking spaces delineated with brick setts to accord with plan ref: 2015 0890 Rev A.

Parking Management Plan

Can you look again at the plan and amend it to ensure that it refers only to the application site. It currently refers to pub and lodge car park.

Many thanks

Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



01978 298779



Wrexham County Borough Council, 16 Lord Street, Wrexham,
LL11 1LG



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