

Cerys Jones

From: Sharon Holman
Sent: 04 July 2019 12:24
To: planning_admin
Subject: FW: P/2019/0151 Towers Nursery Garage

Civ – contam land resp

From: Angela Guy
Sent: 04 July 2019 12:01
To: Sharon Holman
Subject: P/2019/0151 Towers Nursery Garage

Hi Sharon

I note the contents of the email from Dave Miller in Building Control and my comments in regard to the letter from the Approved Inspector are as follows.

The Approved Inspector confirms that he inspected the garage slab and found taped visqueen linking to the outerleaf and cavity tray and the letter appears to be written in the context of this being for the purpose of radon protection.

This information is not sufficient on its own for the Council to be satisfied gas protection from landfill gases is in place. I would advise there are 3 options to take this matter forward:

1. Further detail of any gas protection measures is provided. As a minimum this would need to include the specification/data sheet for the gas protection membrane and an invoice which proves the product was purchased for this development. Ideally the verification of gas protection measures would also include a drawing to show how the membrane/other gas protection measures were installed, photographic evidence of the membrane installed and independent third party written verification of the measures installed. I appreciate with the development having already commenced this additional information may not be available, however if the minimum information stated can be provided and it is suitable for landfill gas protection then on this occasion it would be accepted. OR
2. A risk assessment is undertaken to establish whether landfill gas protection measures are required, this should be carried out by a suitably experienced environmental consultant. As previously advised, the scope of works undertaken in the Mining Investigation by NKC Geotech was not for this type of work and therefore the gas monitoring undertaken is not suitable for this purpose. Following this assessment if a risk is found to be present then the works detailed under 3. below will also be required. OR
3. Landfill gas protection measures are retrospectively fitted. The details of the measures to be fitted, the method to be used and the verification that would be undertaken should be provided and we would recommend that a site specific planning condition be applied to the planning permission if granted to ensure the said gas protection measures are installed and verified.

Regards Angela

Ms Angela Guy BSc (Hons) MSc

Swyddog Tir wedi ei Halogi

Contaminated Land Officer



01978 298771



Cynllunio a Rheoleiddio, Neuadd y Dref, Wrexham, LL11 1AY



Planning & Regulatory, Guildhall, Wrexham, LL11 1AY



wrexham.gov.uk | wrexham.gov.uk



twitter.com/cbswrexham | twitter.com/wrexhamcbc



facebook.com/cynngorwrexham | facebook.com/wrexhamcouncil

From: Sharon Holman

Sent: 28 June 2019 07:57

To: Angela Guy

Subject: P/2019/0151 Towers Nursery Garage

Hi Angela,

Please see attached letter from the approved Inspector.

Thanks

Sharon

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

Sent: 27 June 2019 20:29

To: Sharon Holman

Subject: Fw: Fwd: RE: Towers Nursery Garage

Hi Sharon,

Please see attached letter from the approved inspector regarding the gas/radon protection measures.

As it is not a residential building they would not have requested any further protection.

If you need any further clarification do not hesitate to contact me.

Regards

Craig Baugh
CB Architectural Design



: (07833) 029535



: info@cbarchitecturaldesign.co.uk

The information contained in or attached to this email is intended only for the use of the individual or entity to which it is addressed. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are not authorised to and must not disclose, copy, distribute or retain this message or any part of it. It may contain information which is confidential and/or covered by legal, professional or other privilege, or other rules or laws with similar effect in jurisdictions outside England and Wales.

From: ruth831@btinternet.com
Sent: Thursday, June 27, 2019 8:06 PM
To: craig@cbarchitecturaldesign.co.uk
Subject: Fwd: RE: Towers Nursery Garage

Dear Craig

I have at last got hold of Chris Fletcher and have attached his letter for you to see.

In addition I have found that Dave Miller, Senior Building Control Surveyor from Wrexham CBC visited on 23/09/16 and approved all the work that had been done with trench, trench block, hard core, insulation and visqueen under slab. On 10/01/16 someone called Nigel from the same department , also gave approval for work completed so far.

If you need a builder's letter, please let me know.

Thank you

Regards Ruth

----- Original Message -----

From: "Chris Fletcher" <Chris.Fletcher@approvedinspectorsltd.co.uk>

To: "ruth831@btinternet.com" <ruth831@btinternet.com>

Sent: Thursday, 27 Jun, 2019 At 14:59

Subject: RE: Towers Nursery Garage

Hi ruth,

Please find attached

Kind regards

Chris