

Clare Whiting

From: Sharon Holman
Sent: 08 November 2016 16:44
To: planning_admin
Subject: FW: P/2016/0688 Talponciau Farm, Acrefair - Phase 1 Ground Contamination Assessment

Civ – pp cons response

From: Angela Guy
Sent: 08 November 2016 16:38
To: Sharon Holman
Subject: RE: P/2016/0688 Talponciau Farm, Acrefair - Phase 1 Ground Contamination Assessment

Hi Sharon

Thanks for sending over the reports.

With regard to the revised Phase 1 report, whilst it is noted that 3.7.1 has been slightly amended the report still does not recognise that the nearest landfill is actually on the development site itself and not 454m away. As such the remainder of the report does not fully recognise the gas risk from this landfill, the potential sources of contamination in 5.4.1 do not refer to gas.

The Phase 2 Contamination Investigation report prepared by E-geo Solutions dated 12/10/16 does not identify any significant contamination as being present on site based on the nature and chemical status of the samples taken. I can confirm that I am satisfied that the findings are sufficient and no remediation is required as a result of chemical contamination (although it is noted that assessment criteria for certain determinands in 5.3.1 have not been provided and a thorough risk assessment would provide this detail to demonstrate whether each potential contaminant presents a risk or not). However, whilst the on-site ground conditions are not likely to be gas generating, the risk from gas migration onto the site has not been considered as this is not a potential pollutant linkage that has been identified for further assessment in the desk study.

At this stage I cannot recommend that Condition 9 is discharged. It is noted that radon protection is required and therefore consideration could perhaps be given by the consultant about whether the radon protection measures could also prevent ingress for landfill gases too, details of this would be required. Alternatively evaluation of the gas risks from off-site migration is still required.

Janice Parry called me yesterday to ask about the report, please can you let me know if I may call her with details of the above comments.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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From: Sharon Holman
Sent: 31 October 2016 14:39
To: Angela Guy
Subject: FW: P/2016/0688 Talponciau Farm, Acrefair - Phase 1 Ground Contamination Assessment

Hi Angela,

In response to your comments below, please find attached revised Phase 1 (amendment to 3.7.1) and original Phase 2 reports for your further consideration (just received).

I would be grateful if you could confirm that this condition may now be discharged?

Thank you
Sharon

From: Angela Guy
Sent: 08 July 2016 13:18
To: Sharon Williams
Subject: FW: Talponciau Farm, Acrefair - Phase 1 Ground Contamination Assessment

Sharon

Further to my earlier call please see below and attached with regard to P/2012/0518. You will note that the consultant has stated that the report was previously sent to the Council however it was never received by me and I did ask for clarification on when this was sent and to who but have not received this information.

I will forward 2 other emails with attachments too as the report seems to have been broken down into 3 parts for sending by email.

I have reviewed the report and have the following comments in relation to Condition 9.

1. The EnviroInsight Report (in the 2nd email p45 section 3.1 'Landfill Sites' states under 3.1.4 that the 1960 mapping identifies a refuse tip 454m to the west. This is not a local authority record, therefore the paragraph 3.7.1 of the report is incorrect to state that this is a local authority record of a landfill site.
2. In relation to 1. above, our records comprise information supplied to us by the Environment Agency and this has been detailed in the EnviroInsight Report under 3.1.2 – it shows under ID 1 that there is a landfill on site and it is known as 'The Delph'. It is this reason that the condition was requested. As a result of this I would not concur with the statements within the report (sections 5.2 & 5.4 & 5.7.4) that there is 'very limited potential on-site sources of contamination'.
3. In paragraph 6.1.2 it is stated that 'only re-worked natural soils and rock will be present below the site', however it is not clear how this conclusion has been formed. Based on the information available to the Council (as summarised in Appendix J of the Terraconsult report prepared for the nearby Solar Panel Farm and which has been referred to in this report) it is clear there are a large number of uncertainties and limited detail of the works undertaken at the former colliery, and in relation to the backfilling/reclamation of the site. I therefore consider an intrusive investigation is necessary to prove this statement and establish what the ground comprises on the proposed development area.
4. In relation to the likely made ground that will be on the site there is no reference to a gas risk assessment having been undertaken. This does not necessarily need to involve on site gas installations and subsequent

monitoring, authoritative guidance should be followed to establish whether that method of assessment is necessary or whether an alternative approach is appropriate.

5. As the risk assessment has been based on the assumption there is unlikely to be a significant on-site contamination source and as explained above I do not agree with this view, I would not recommend that the condition is discharged. I consider it necessary to undertake further assessment of on-site contamination sources, in particular what the made ground on the site actually comprises (physically, chemically, and in terms of gas generation risk) is required.

I would advise that Condition 9 should not be discharged at this time (in addition Condition 10 should not be discharged either as this is the Verification reporting that will be required should any remedial works be shown as necessary).

I have phoned Janice Parry (tel 823633) to confirm receipt of the report and have also explained the requirement to follow the discharge of condition procedures and have provided your contact details should you have any queries on this.

Regards Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection
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From: huw littler jones [<mailto:huwlittlerjones@egeosolutions.co.uk>]

Sent: 05 July 2016 09:01

To: Angela Guy

Cc: 'janice parry'

Subject: Talponciau Farm, Acrefair - Phase 1 Ground Contamination Assessment

Angela

Please find attached (on this and following e-mails) a copy of the Phase 1 Report on the Ground Contamination Assessment at Talponciau Farm, Acrefair that was previously sent to the Council

Regards

Huw Littler-Jones

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