

Cerys Jones

From: Sharon Holman
Sent: 06 July 2021 16:29
To: planning_admin
Subject: FW: Canal & River Trust Planning Application P/2021/0560

Civ – contaminated land resp

From: Angela Guy <Angela.Guy@wrexham.gov.uk>
Sent: 06 July 2021 03:28 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: Canal & River Trust Planning Application P/2021/0560

Hi Sharon

Thanks for forwarding the information.

The extract from the URS report refers to the infilling of the clay pit by 1912, this predates the earliest landfilling license requirements which were introduced by the Control of Pollution Act in 1974. Infilling of the clay pit may have been from waste arising from the former brickworks operations, however this could only be established by intrusive investigation of that area. The landfill records of the site provided by the former Environment Agency Wales (now Natural Resources Wales) are very limited, it does appear that the landfilling took place pre 1976, their notes refer to the land being a demolished factory site and rubble being left on the site. Rather than the infilled clay pit, it is possible that the demolition waste from the former brickworks which allegedly remains on site is what the EAW records refer to, again however, this could not be known without intrusive investigation.

The additional information supplied in the email below from Nick details the assessment of the former brickworks/landfill in relation to the current use of that piece of land, at the time I recall that it was vacant and overgrown. I am aware of the URS investigation and discussions did take place, however at that time it was not possible to keep records of those discussions or any notes of the report, furthermore it was actually a former colleague that looked at the report and not myself. I do recall that the investigation works were limited to a small area of the land however, due to access constraints, there was no vegetation clearance undertaken to allow a comprehensive assessment of the whole site. At this time, without sight of the full report, it is not possible to establish if the findings of the investigation could be useful for the assessment of the development in question.

Notwithstanding this, in relation to the proximity of this former landfill, the Contaminated Land Team would accept the protection of the new building by the installation of gas protection measures as opposed to completing an intrusive assessment to evaluate any gas migration risks from the former landfill – depending on the nature of the development this can be a more cost effective and timely solution. If an investigation were undertaken it may be found no gas protection is needed however, although equally it may be established that such measures are required. If the applicant wishes to install gas protection measures in the new building rather than completing an intrusive assessment then the details of such measures should be provided for agreement. The installed measures would need to be inspected and a validation report prepared to demonstrate their adequate installation, this would be required by the verification planning condition.

Having said this, I indicated that the site itself appears to have been subject to mining and quarrying, the assessment of this is still required, and it may include intrusive investigation depending on what a Phase 1 assessment shows.

Please forward these comments to Nick if you wish and if I can help any further then please let me know.
Thanks Angela

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 06 July 2021 14:23
To: Angela Guy <Angela.Guy@wrexham.gov.uk>
Subject: FW: Canal & River Trust Planning Application P/2021/0560

Hi Angela,

Some further information submitted below and attached, for your consideration.

Many thanks
Sharon

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Sent: 02 July 2021 09:02 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: FW: Canal & River Trust Planning Application P/2021/0560

Hello Sharon,

Further to my email below and the attached consultation response – we have been doing some initial research into the former landfill site identified in the attached response. As part of that work we have discussed ground contamination matters with the relevant landowner. Please see the summary of our findings below.

- *‘When the site closed in 2008/9, Solutia engaged URS to do an environmental site assessment – the old brickyard (our “Plot 4”) was included in that*
- *As part of the initial discovery process, WCBC (Angela Guy) informed the company that there were records saying that there was an old landfill on that land*
- *URS investigated the history of the plot and the section of their report that relates to it is shown below*
- *As part of the investigation, a borehole was sunk into the area of the clay pit. The borehole found that the fill comprised solely of tiles and bricks*
- *Because the landfill was apparently licensed for industrial, inert and domestic waste, monitoring for landfill gas was done. Three rounds of sampling was done of 9 boreholes*
- *Based on the findings of the three monitoring rounds undertaken (mostly non-detect), ground gas concentrations were not considered to be a significant risk*
- *These findings were discussed with WCBC and EAW (forerunner of NRW) back in 2011/2012*
- *For the current land use, no further action was considered necessary’*

In addition, please find an extract from the environmental site assessment report relating to ground contamination.

Would it possible to establish whether these finding will satisfy the Contaminated Land Officer’s requirement for site investigation work to be carried out, or not please?

Thanks in advance.

Regards

Nick Wild MA MRTPI
Senior Delivery Planner (north and north wales)
Canal & River Trust
Fearn’s Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040 **F** 0113 2 81 6 886

M 07795 354 689 **DD** 0113 2 005 723

E nick.wild@canalrivertrust.org.uk

From: Nick Wild
Sent: 29 June 2021 09:58
To: sharon.holman@wrexham.gov.uk
Subject: Canal & River Trust Planning Application P/2021/0560

Hello Sharon,

The Canal & River Trust (the Trust) is applicant of the above planning permission. I have been looking at the application webpage recently to see if any consultation responses have been received. I noticed that some consultees have responded, which is great.

In particular, could I raise a query with regard to the Contaminated Land Officer's responses (attached) please, which should be a quick matter to respond to. Reference is made to the need for site investigation works based on historic quarry and mining works on site and that a former landfill site known as Edwards Brickyard is within 250 metres. Would it be possible to identify the location of Edwards Brickyard please for assistance in providing the necessary information to address the suggested condition (presuming you are intending to proceed on that basis, of course)?

Thank in advance.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

T 0303 0404040 **F** 0113 2 81 6 886

M 07795 354 689 **DD** 0113 2 005 723

E nick.wild@canalrivertrust.org.uk

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