MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Sharon Holman Planning Team
Our Ref:	P/2024/1020	**Your Ref:**	P/2024/1020
Date:	26 June 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1020 CHANGE OF USE OF LAND TO CREATE CAR WASH AND TYRE FITTING UNIT

1 SALOP ROAD, WREXHAM, LL13 7AF

The following report was submitted in relation to the above planning application.

- Earth Environmental & Geotechnical, Phase 1 GeoEnvironmental Desk Study, Salop Road, Wrexham. December 2021 on behalf of P1 Speedyfit Ltd

Having reviewed the report I note that Appendix 1 is missing, please can this be provided.

I consider the content of the report to otherwise be sufficient, although the recommendations do not suggest an intrusive investigation is required and I am not in agreement with that. Potential sources of contamination have been identified and the proposed end use may have a risk to site users, furthermore risks to controlled waters may also be present. Therefore I recommend the following conditions be applied to the planning permission if granted.

Conditions

EN01 008R PHASED INVESTIGATION - LAND CONTAMINATION
No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation,

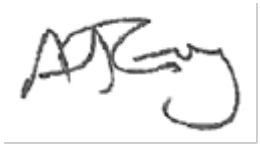
no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

EN03 008R VALIDATION REPORT - CONTAMINATED LAND
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Informative

INF03 - SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

Should you have any queries regarding the above then please contact me on Ext. 8771.



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Angela Guy
Contaminated Land Officer