MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Emma Bailey Senior Planning Officer
Our Ref:	P/2024/1331	**Your Ref:**	P/2024/1331
Date:	05 September 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1331 – ERECTION OF 5 DWELLINGS

REAR OF, INGLEBY, CHIRK GREEN, CHIRK, WREXHAM, LL14 5PU

The contamination assessment associated with the previous planning permission for the above site (P/2021/0356) indicated that further intrusive investigation and remediation works would be required. These were detailed in the Remediation Strategy and Verification report submitted with discharge application P/2022/0567. The Contaminated Land Team recommended the discharge of condition 6, however the discharge of condition 7 could not be recommended until the further intrusive investigation and remediation works were completed and the subsequent reports submitted and approved in writing by the Council. (Please see the attached memorandum dated 02 August 2022). These are outstanding.

Based on the above it is essential that this current application is appropriately conditioned to ensure that the additional intrusive investigations and remediation works are undertaken to ensure the safe development of the site. I therefore recommend the following conditions (including a site specific condition) be applied to any permission granted.

Conditions

SITE SPECIFIC CONDITOIN
No development shall take place until a method statement, for the required additional intrusive site investigation identified under planning permission P/2021/0356 and discharge application P/2022/0567, has been submitted and approved in writing by the Local Planning Authority. 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. 8773.



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Stacey Inglis
Contaminated Land Officer