MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Alan Wells Planning Officer
Our Ref:	P/2024/1376	**Your Ref:**	P/2024/1376
Date:	04 November 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1376 DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

DOLWAR, PARK ROAD, COEDPOETH, WREXHAM, LL11 3TD

Further to my Memos dated 15 July 2024 and 04 November 2024 regarding P/2023/0249 & the discharge of condition 8 on P/2024/1044, I notice this is the same site and consequently can confirm that the same observations would apply to this application.

The contamination assessment of the land is complete however clarification on a query raised about the Remediation Strategy is awaited. On approval of the Remediation Strategy the requirements of condition 8 of P/2023/0249 will be met, therefore another condition requiring a contamination assessment to be undertaken is not needed. However to ensure that the remediation works are completed and verified I would recommend that the following condition be applied to any future consent that may be granted. Please note that I have altered the wording of the condition from our standard condition to account for condition ZP01B not having been requested.

Condition
ZP02A VERIFICATION REPORT - CONTAMINATED LAND
Each part of the site subject to the remediation under the scheme(s) approved (GroundSolve Ltd, Remediation Strategy - Dolwar, Coedpoeth, GSL3139, Version 1, 31st July 2024, Final) 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.

But if this application is determined before the requirements of condition 8 under P/2024/1044 are approved then I would recommend condition ZP01B is applied to this

permission if granted and the standard ZP02A condition and the note to applicant also be applied (see below).

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

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.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND

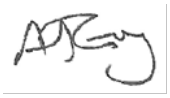
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section on 01978 298989 or contaminatedland@wrexham.gov.uk. 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 Council's Environment and Planning section 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