MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Mathew Philips Head of Service Development Management
Our Ref:	P/2024/1466	**Your Ref:**	P/2024/1466
Date:	05 November 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1466 LAND AT LOWER BERSE FARM, RUTHIN ROAD, WREXHAM, LL14 4HP

OUTLINE APPLICATION FOR ERECTION FOR 1450 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

The covering letter accompanying this planning application states "*The application is a resubmission following the recent submission of an appeal on the basis of non-determination of an identical application, reference P/2023/0593... The application includes a list of all documents that are being submitted, no amendments have been made to the proposals or to any of the documents since the appeal was submitted, the new application is, therefore, in effect a continuation of the previous proposal…*". Consequently my comments detailed in a Memo dated 27 September 2023 in regard to planning application P/2023/0593 still remain. These are copied out again below.

I have reviewed the report 'Environmental Statement, Appendix 10.1: Phase I Geoenvironmental Site Assessment, Land at Ruthin Road, Wrexham, on behalf of Redrow Homes Ltd, August 2023', prepared by e3p.

It should be noted that geotechnical, flood risk and radon matters are not within the remit of this Team and therefore my comments are only in relation to the land contamination assessment.

I am in agreement with the conclusions and recommendations of the report i.e. that some further investigation works are required in those areas identified within the report. Consequently I recommend that the following conditions requiring further investigation and remediation (if applicable) are applied to the permissions if granted. It is noted that some intrusive investigation in the northern area of the site has already been undertaken, at the

time of submitting reports on the further works undertaken for these conditions, the report on the northern area should also be provided.

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.

WCBC02: 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

WCBC21: A11NA - SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 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 Environmental Protection Team 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