MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Jenni Perkins Planning Officer
Our Ref:	P/2024/1554	**Your Ref:**	P/2024/1554
Date:	20 November 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1554 HYDRO ALUMINIUM DEESIDE LTD, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

PROPOSED METAL RECYCLING SORTING FACILITY, SOIL HEAP REMOVAL, CONCRETE YARD EXTENSION, LANDSCAPING AND ASSOCIATED WORKS AT EXISTING BUSINESS PREMISES

The Contaminated Land Team's response to the pre-application consultation notice is still current and relevant and is detailed below.

The Team has reviewed the proposed application and associated supporting documents available online at the link which was provided for the pre-application consultation and can confirm that in regard to land contamination concerns we agree with the findings and recommendations of the Phase I Geo-Environmental Site Assessment Report dated May 2024 Ref: 16-685-R1-2 and Phase II Geoenvironmental Site Assessment dated May 2024 Ref: 16-685-R2-2 both prepared by e3p for Hydro Aluminium Deeside Ltd. Whilst the majority of the site investigation works are complete there are some minor works recommended within the Phase II report. It appears that no further investigation has been undertaken before the submission of this planning application for the site therefore the following conditions and note to applicant is recommended for any future planning permission.

It is noted that the Phase I and Phase II reports referred to above have not been submitted with the planning application, these in addition to the required report needed to address the outstanding matters detailed in the Phase II report should be submitted to support the discharge of the first planning condition detailed below. A Remediation Strategy will also be required for the discharge of the first condition even if no remedial works are ultimately required, if that is the case as a minimum it needs to cover procedures for any unforeseen/unexpected contamination being found during the construction works.

Conditions

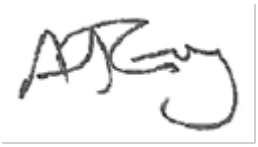
ZP01B SITE SPECIFIC CONTAMINATED LAND – PHASED INVESTIGATION
No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during 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