MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Emma Bailey Senior Planning Officer
Our Ref:	P/2024/1567	**Your Ref:**	P/2024/1567
Date:	28 November 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1567 DICKENS GARAGE, CROESFOEL INDUSTRIAL ESTATE, RHOSTYLLEN, WREXHAM, LL14 4EJ

CHANGE OF USE OF LAND AND BUILDINGS FROM SUI GENERIS (CAR DEALERSHIP) TO CLASS B8/SUI GENERIS (BUILDERS MERCHANT) INCLUDING OUTSIDE DISPLAY AND STORAGE RACKING AND ERECTION OF 1 NO BUILDING

I have reviewed the report 'Preliminary Risk Assessment and Ground Investigation Report for a Proposed Development at Croesfoel Industrial Estate, Rhostyllen, Wrexham', on behalf of Travis Perkins Ltd, dated July 2024, prepared by DTS Raeburn Limited t/a Igne submitted with the planning application.

The report is satisfactory in principle however details of the site walkover (specifically whether any potentially contaminative features were identified or evidence of potential contamination, e.g. in the vehicle servicing area) have not been provided, and neither has a plan showing the sampling locations. These are required for final confirmation of the sufficiency of the report.

On the assumption that the above information will be satisfactory when submitted I will be recommending the following conditions be applied should permission be granted.

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.

The report identifies that ground gas monitoring indicates the site falls into 'Characteristic Situation' Classification CS2.To ensure the gas protection measures are installed as required a Remediation Strategy is required.

Conditions

Site Specific Condition – Remediation Strategy
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.

Site Specific Condition – Unforeseen Contamination
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 investigation of the area has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during that site investigation, no part of the development shall re-commence in that area until a scheme specifying the measures that will be taken to remediate the area to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The relevant part 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.

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



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Angela Guy
Contaminated Land Officer