

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2020/0050

Your Ref: P/2020/0050

Date: 07 February 2020

**No. of
Pages:** 1

P/2020/0050 – BRYMBO STEELWORKS HERITAGE CENTRE, NEW HIGH STREET, BRYMBO

Smith Grant LLP prepared a Contamination Certification Report dated November 2009 for the Heritage Module of the former Brymbo Steelworks restoration (ref: R754-R06/Final). The area of the planning application is covered by this report and it concludes that the intrusive site investigations did not identify any particular environmental constraints that would prevent the development of the site to public use, however a number of measures would need to be incorporated both within the development design and during construction work to mitigate against potential exposures risks to site works and future site occupants and users. Details of the measures is provided in Section 9 of the report and summarised in the conclusions and recommendations (Section 10).

It is noted that this application is for extensions to an existing building only, rather than the whole proposed use detailed in the report, however the conclusions and recommendations in the report remain applicable to this proposal. Therefore, to ensure that the measures identified (that relate only to the planning application in question) are provided and any further further assessment works identified as being necessary are undertaken (to cover any amendments to the proposed end use and also new constructions), I would recommend the following site specific condition and standard condition be applied to the planning permission if granted.

Site Specific Condition – REMEDIATION STRATEGY

No development shall take place until a Remediation Strategy 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 Condition - VERIFICATION REPORT

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 Environmental Protection Team 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 Environmental Protection Team prior to commencement of works on site.

A handwritten signature in black ink, appearing to read 'Angela Guy'.

Angela Guy
Contaminated Land Officer