MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From:	Angela Roberts Contaminated Land Officer	**To:**	Matthew Phillips Head of Service - Development Management, Economy & Planning
Our Ref:	P/2024/1237	**Your Ref:**	P/2024/1237
Date:	12 March 2025	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1237 LAND NORTH AND SOUTH OF, RUTHIN ROAD, COEDPOETH, WREXHAM

DEVELOPMENT OF NATIONAL SIGNIFIANCE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SOLAR PHOTOVOLTAIC ELECTRICITY GENERATING STATION, A BATTERY ENERGY STORAGE SYSTEM ("BESS"), INVERTERS, TRANSFORMERS, CABLING, SUBSTATIONS, ACCESS TRACKS, LANDSCAPING, ECOOGICAL ENHANCEMENT AREAS AND ASSOCIATED ANCILLARY DEVELOPMENT

It is noted that the proposed development is located on an area of land that has been historically identified as forming part of an open cast mine (1964) and subsequently a non water fill (1976). As these former uses have the potential to cause residual contamination it will be necessary to condition any future consent to ensure that any potential contaminations issues are dealt with. Consequently I would recommend the following conditions are applied to the above application.

Conditions

EN01 008R PHASED INVESTIGATION - LAND CONTAMINATION
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.

EN03 008R VALIDATION 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.

Informative

INF03 - SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. 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 Contaminated Land Officer 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 Roberts
Contaminated Land Officer