

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Gwyn Humphreys
Planning Team

Our Ref: P/2024/0105

Your Ref: P/2024/0105

Date: 11 July 2024

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/0105 NEW ARRIVAL POINT TO PONTCYSYLLTE AQUEDUCT WORLD HERITAGE SITE, INCLUDING PARKING, LANDSCAPING, PATHWAYS, SIGNAGE, DRAINAGE PONDS AND ADDITIONAL FENCING

CAR PARK, QUEEN STREET, CEFN MAWR, WREXHAM, LL14 3NN

The Contaminated Land Team was consulted as part of the Pre-Application Consultation Process, this included reviewing the following report which has also been submitted with this planning application.

- Phase 1 Geo-Environmental Desk Study prepared by Arcadis dated January 2024 revision 01

I can confirm that in regard to land contamination concerns we agree with the findings and recommendations of the above report. The only comment we have was that a Phase 1 study would normally consider whether any land contamination assessments and reports have been undertaken in the past. We are aware that Eastman's commissioned URS to carry out a Phase 2 land contamination assessment of the former works and the details and findings of that work would be very informative for the assessment of this proposed development.

Due to the potential for land contamination as a result of the former use of the site and as identified by the report, further investigation is required. I would therefore recommend that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with. I would recommend the following Condition is applied to the above application if granted.

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 Guy
Contaminated Land Officer