

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Officer

Our Ref: P/2021/0436

Your Ref: P/2021/0436

Date: 18 May 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0436 – Outline Application for the Construction of up to 600 dwellings

LAND SOUTH OF HOLT ROAD, WREXHAM, LL13 9SA

Further to previous discussions on this matter in relation to P/2019/0005 it will be necessary to condition any future consent to ensure that any potential contamination issues are adequately dealt with. I recommend that the following site specific conditions and note to applicant be applied to any future consent that may be granted.

- **Recommended Contamination Conditions**

Contamination Condition 1

No development shall take place within the part of phased development that lies within 250 metres of the eastern boundary of the site or within 25 metres of any part of the site identified on drawing no. R2062-R01-001 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, development shall not commence within the area subject to the investigation 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. Remediation works shall thereafter be carried out in strict accordance with the approved scheme.

Contamination Condition 2

If, during the course of development, any contamination is found on a part of the site that has not been identified in the site investigation, no further development shall take place on that part of the site where contamination has been found until an 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.

Contamination Condition 3

No dwelling shall be occupied on any part of the site that has been subject to remediation until a Verification Report which demonstrates that the works approved as part of conditions no. @@ and/or @@ above have been carried out, have been 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.

A handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized flourish at the end.

Angela Guy
Contaminated Land Officer