

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sarah Hill
Planning Officer

Our Ref: P/2022/1052

Your Ref: P/2022/1052

Date: 30 January 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/1052 DRAGON PACKAGING UNIT 47 AND 48 CLYWEDOG ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

EXTENSION TO EXISTING WAREHOUSE, ALTERATIONS TO SERVICE YARD AND NEW ACCESS

The following report has been submitted with the planning application:

- Dragon Packaging, 47-48 Clywedog Road North, Wrexham Industrial Estate, Wrexham, LL13 9XN, Proposed Commercial Extension, Phase 1 Site Investigation Report, for FI Real Estate prepared by Integra Consulting, August 2022

I concur with the findings of the report and the recommendation for intrusive investigation works. In particular it is recommended that the further investigation works consider the location of the former ponds in relation to the proposed building since, as mentioned in the report, they could have been infilled and assessment of the fill (as a potential source of contamination, including gas) is advised. It is assumed the electricity substation is not affected by the development proposals however if it is to be removed then potential contamination concerns in relation to that should be considered too. The site wide risk of contamination from the former munitions factory which also requires assessment is also noted.

- Recommended Contamination Conditions

In light of the findings of the report it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

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.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND

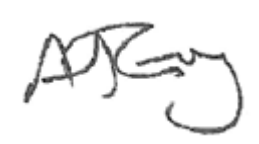
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 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 Contaminated Land Team 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