

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Matthew Phillips
Head of Service - Development
Management

Our Ref: P/2022/1080

Your Ref: P/2022/1080

Date: 02 November 2023

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2022/1080 – CONSTRUCTION OF NEW ACCESS ROAD, LORRY PARK, WEIGHBRIDGE AND BUILDING, CAR PARK, FACILITIES BLOCK, ROUNDWOOD STORAGE AREAS, 132 KV SUBSTATION AND ANCILLARY WORKS

KRONOSPAN LTD HOLYHEAD ROAD CHIRK WREXHAM

The Contaminated Land Team comments remain unchanged from my memorandum dated 08 February 2023. Please see below.

- **Recommended Contamination Conditions**

It is noted that the southern part of the proposed development is on land that was a sewage works and a transport support and cargo handling business, the western section of the development (to the west of the railway) is also in the vicinity of a former clay bricks and tile manufacturer. To ensure that any potential contamination issues are adequately dealt with I would recommend that the following condition 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 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.

Should you have any queries regarding the above then please contact me on Ext. 8773.



Contaminated Land Officer