

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant MR J WOOD I & H BROWN LTD

**Code
Number**

SES P/2014/0658

Agent

IKM CONSULTING
MR D COOKE
PARK HOUSE
39 BO NESS ROAD
GRANGEMOUTH
SCOTLAND
FK3 8AN

**Date
Received**

04/09/2014

**Decision
Date**

20/02/2015

Town and Country Planning Act, 1990

Location of application

MAELOR GASWORKS, MARCHWIEL, WREXHAM, LL13 0UW

Description of application

REMEDATION WORKS TO DEAL WITH LAND, SURFACEWATER AND GROUND WATER CONTAMINATION, DEMOLITION OF BUILDINGS AND INSTALLATION OF NEW PRIVATE DRINKING WATER PIPELINE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC6	Biodiversity Conservation
GDP1	Development objectives

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. Development shall not commence until a contamination remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include:
 - i) A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from the contamination of the site.

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- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Development shall thereafter be carried out in strict accordance with the contamination remediation strategy as approved..
3. Development shall not commence until a timetable for the submission of a Verification Report has been submitted to and approved in writing by the Local Planning Authority. The Verification Report shall thereafter be submitted in accordance with the approved timetable and shall demonstrate completion of works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of samples and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
4. Development shall not commence until a long-term monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to and approved in writing by the Local Planning Authority. The reports as specified in the approved long-term monitoring and maintenance plan, including details of any necessary contingency action arising from the monitoring, shall thereafter be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. Within one month of the completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority
5. If, during development, contamination not previously identified is found to be present at the site then (unless otherwise agreed in writing with the local planning authority) no further development shall take place until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written

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approval from the local planning authority for it. The remediation strategy shall be implemented as approved.

6. Development shall not commence until a scheme of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of:

- i) proposed grounds levels; and
- ii) the measures/systems that will be put in place so that surface water runoff rates from the site do not exceed existing runoff rates;
- iii) how the scheme will be managed and maintained;
- iv) a timescale for the implementation of the scheme.

The scheme shall be fully implemented and subsequently managed and maintained in strict accordance with the details as are approved.

7. Development shall be carried out in strict accordance with Section 5 Conclusions/Recommendations of the Evolution Ecology Protect Species Survey Report dated May/June 2014 and in respect of Great Crested Newts, Section 4: Mitigation and Compensation Strategy and Section 5: Species Protection Plan of the I & H Brown Method Statement and Species Protection Plan: Great Crested Newts dated February 2015.

Reason(s)

- 1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2. In the interests of ensuring that on site contamination is dealt with appropriately so as to minimise the risk to controlled waters.
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- 5. In the interests of ensuring that on site contamination is dealt with appropriately so as to minimise the risk to controlled waters.
- 6. To ensure satisfactory drainage of the site and to avoid flooding.
- 7. In order to protect wildlife interests, which are afforded special protection.

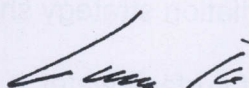
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Officer Appointed for this purpose
Head of Community Wellbeing and Development

**Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-**

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm