

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Gwyn Humphreys
Planning Officer

Our Ref: P/2023/0846

Your Ref: P/2023/0846

Date: 18 December 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0846 – CHANGE OF USE TO MIXED USE - CLASS A3 (RESTAURANTS AND CAFES) AND CLASS D2 (ASSEMBLY AND LEISURE), PROVISION OF EXTERNAL ENTERTAINMENT AREA AND CONSTRUCTION OF NEW ACCESS ARRANGEMENT

CHAPTER COURT, RHOSDDU ROAD, WREXHAM

Further to previous discussions on this matter in relation to P/2020/0007 and P/2021/0076, if the proposed development involves demolishing and re-locating the electrical sub-station it will be necessary to condition any future consent to ensure that any potential contamination issues are adequately dealt with. Therefore, if this is the case then 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**

ZP01B - Contaminated Land - Phased Investigation

No development at the existing electrical sub-station, other than its demolition, shall take place until a phased site investigation of the nature and extent of contamination at the electrical substation 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.

WCBC02: 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.

WCBC21: 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 Environmental Protection Team prior to commencement of works on site.

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'.

Angela Guy
Contaminated Land Officer