

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Jenni Perkins
Planning Officer

Our Ref: P/2023/0674

Your Ref: P/2023/0674

Date: 25 April 2024

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0674 BRYMBO IRON AND STEELWORKS HERITAGE CENTRE NEW HIGH STREET BRYMBO WREXHAM

REFURBISHMENT AND CHANGE OF USE OF AGENT'S HOUSE AND PATTERN SHOP TO PROVIDE VISITOR FACILITIES, SITING OF 3 NO CONTAINERS AND CANOPY TO FORM STAGE, USE OF STORE FOR SMALL SCALE CIDER MAKING FACILITIES, EXTERNAL REPAIR OF CHARGING WALL, FOUNDRY, FURNACE 1 AND CUPOLAS AND ASSOCIATED LANDSCAPING

Contaminated Land: I have reviewed the report prepared by Smith Grant LLP 'Brymbo Steelworks Heritage Area: Land Contamination Review, for Brymbo Heritage Trust, November 2019, R2762-R01-v2-Final'.

The following comments on the report are in relation to the proposed alterations and the landscaping plans submitted. The report is deemed to be sufficient to assess potential land contamination concerns and I am in agreement with the findings, however the report has been prepared based on a generic proposed use and not the site specific details of these current development proposals, consequently generic recommendations are made.

It will be necessary to tie in the recommendations of the report with the proposed development works, preparation of a Remediation Strategy would be sufficient to achieve this. The Strategy will need to include the proposed plans and any remedial measures required to protect specified areas, section 7.2 of the report details types of remedial works that will be required for various development proposals.

Based on the above comments it is recommended that the following conditions are applied to any permission granted.

Conditions

Site Specific Condition - Remediation Strategy – Contaminated Land

No development shall take place until a Remediation Strategy 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 was not 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.

Note to Applicant

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.



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Angela Guy
Contaminated Land Officer