

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Gwyn Humphreys
Planning Officer

Our Ref: P/2023/0280

Your Ref: P/2023/0280

Date: 26 May 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2023/0280 – HYBRID PLANNING PERMISSION (A) OUTLINE PERMISSION (ALL MATTERS RESERVED) EXCEPT FOR MEANS OF ACCESS FOR ERECTION OF UP TO 3 WAREHOUSE AND DISTRIBUTION UNITS (USE CLASS B8) AND (B) FULL PLANNING PERMISSION FOR DEMOLITION, MEANS OF ACCESS, EARTHWORKS, DRAINAGE, LANDSCAPING, ECOLOGY ZONE AND RELATIVE ECOLOGICAL MITIGATION MEASURES AND ANCILLARY WORKS

LAND OFF BRYN LAN WREXHAM INDUSTRIAL ESTATE WREXHAM

The following contamination assessment has been submitted in support of planning application P/2023/0280:

- SP Associated – Phase I Assessment Plot 3A Kingmoor Park, Wrexham. Dated September 2021.

The contamination assessment submitted in support of the above planning application is the same report that I reviewed for a pre-application consultation in December 2022. I provided comments on the report and advised what conditions we would recommend be applied to any future consent that may be granted. Please find a copy of my response below:

Having reviewed the report in relation to the proposed development I have the following comments to make. Please note that I have not provided comments on the geotechnical or radon sections of the report as it is not within the remit of the Contaminated Land Team.

1. Figure 2 – The site boundary for the phase 1 assessment does not match the proposed application boundary. There is a section to the east that has not been included. This eastern section of land, within the proposed application boundary, must be included within the contamination assessment.
2. Overall the desk study is mostly satisfactory with the exception that there are no recommendations within the report. In particular it has been found that there was a factory located on the southern section of the site, and it is noted within the CSM that this has been

deemed low risk, however there is no discussion / recommendations for further investigation. Please note that Wrexham Council will require further contamination assessment of this section of the development.

Based on the information that has been provided I can advise that should an application be submitted we would recommend to the Planning Department that the following conditions are applied to any future consent that may be granted. The Phase 1 assessment provided as part of this pre-application enquiry is not sufficient to negate the need for these conditions, as detailed in Item 1 and 2 above.

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.

Notes to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section 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 Environment and Planning section prior to commencement of works on site.

As no additional information has been submitted in support of the planning application other than the contamination assessment that was reviewed as a pre-application consultation, I can confirm that my comments, detailed above, remain valid. To ensure that any potential contamination issues are adequately dealt with I recommend that the conditions and note to applicant, detailed above, are applied to any future planning consent that may be granted.

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



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Stacey Inglis
Contaminated Land Officer