

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Jenni Perkins
Planning Officer

Our Ref: P/2023/0400

Your Ref: P/2023/0400

Date: 01 August 2023

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0400 Land Adjacent To, Lvw Warehouse, Rhosddu Industrial Estate, Old Rhosrobin, Wrexham, LL11 4YL

ERECTION OF 3 NO LIGHT INDUSTRIAL UNITS INCLUDING SITE PARKING AND REMOVAL OF DISUSED UNDERGROUND TANK

It is noted that there is an underground fuel tank on the site which will be removed as part of the proposed development. Investigation works to demonstrate that there have been no leaks from the tank should be undertaken and reported to the Council. A report detailing the inspection, testing of the side walls and base of the excavation, as well as details on the condition of the tank, and to include lab results and photographs, should be submitted to the Council for approval. The report should be prepared by a suitably experienced third party such as an environmental consultant. No development should commence on the area of the former tank until it has been demonstrated to a satisfactory standard that no significant residual contamination from the fuel tank remains. Should residual contamination remain then appropriate remediation works will be required. I recommend that conditions requiring investigation and remediation (if applicable) are applied to the permission if 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.

WCBC02: ZP02A - Verification Report - Contaminated Land

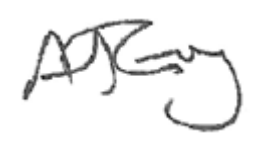
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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