

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Gwyn Humphreys
Senior Planning Officer

Our Ref: P/2023/0135

Your Ref: P/2023/0135

Date: 26 April 2023

**No. of
Pages:** 3

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2023/0135 – LAYING OUT OF ACCESS ROAD, EARTHWORKS, TREE REMOVAL, STRUCTURAL WORKS TO EXISTING RESERVOIR AND WELL AND DEMOLITION OF EXISTING STRUCTURES

LAND NORTH OF, GATEWEN ROAD, NEW BROUGHTON, WREXHAM

Having reviewed the planning application for the above development it is clear that it is linked to planning permission P/2018/0674 and reserved matters application P/2021/0955. Due to the potential for contamination issues as a result of the historical use of the site several contamination conditions (condition 13 and 14) were applied to planning permission P/2018/0674, these required a contamination assessment and if deemed necessary remedial works and subsequent validation.

The following reports were submitted to discharge condition 13 of planning permission P/2018/0674:

- Coopers (Chester) Ltd, Site Investigation Report for land off Gatewen Road, Wrexham. Dated 24th September 2021.
- Coopers (Chester) Ltd, Letter Report Re: Ground Gas Monitoring Results for Land north of Gatewen Road, New Broughton, Wrexham. Dated 2nd November 2021

I confirmed in a memorandum dated 15 September 2022 that the contamination assessment and additional gas monitoring were satisfactory and that I was in agreement with the conclusions and recommendations within the reports. I therefore recommended that condition 13 could be discharged. However, this was based on two items that could be addressed via condition 14:

1. *Section 16. 5 – I am in agreement that the removal of the redundant asbestos cement water pipeline should be undertaken by an appropriately qualified contractor, and in accordance with the Health and Safety Executive (HSE) guidance. The soils, from where*

the pipeline is removed, must be tested for asbestos to determine if any residual fibres/ACM are present. If any are identified then a risk assessment should be undertaken to determine if remediation is required.

In accordance with condition 14, the validation of the removal of the pipeline and results of the subsequent testing of the surrounding soils must be submitted to the Council for written approval. Should remedial works be required then they must also be approved in writing by the Council.

2. *Section 16.5 – I am in agreement that should any suspected contaminated soils or sources of contaminants be identified during the development that these will require further assessment, with the subsequent report being submitted to the Council for written approval.*

It is noted that this latest application includes earthworks, structural works to the existing reservoir, well and existing structures. Having looked at the drawings for these works this involves a large cut and fill operation which I am assuming will also involve the removal of the asbestos pipe. It is essential that the following conditions are applied to any permission granted to ensure that Items 1 and 2 detailed above are addressed within this application.

SITE SPECIFIC CONDITION

No development shall take place until a method statement for the removal and validation of the redundant asbestos cement water pipeline has been submitted to and approved in writing by the Local Planning Authority. The removal of the pipeline shall be in accordance with the approved method statement. If any contamination is found during the validation 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.

VERIFICATION REPORT - CONTAMINATED LAND

Each part of the site subject to the method statement for the removal of the redundant asbestos cement water pipeline and remediation under 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.

UNIDENTIFIED CONTAMINATION

Due to the potential for unidentified contamination as a result of the historical use at the site, if during the course of development any contamination is found that has not been identified previously, no further development shall take place on those parts of the site where that contamination has been found until a 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 approved scheme of remediation.

P02A 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.

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



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Stacey Inglis
Contaminated Land Officer