

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Jenni Perkins
Planning Officer

Our Ref: P/2023/0500

Your Ref: P/2023/0500

Date: 05 September 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0500 H PACK PACKAGING UK, DAVY WAY, LLAY INDUSTRIAL ESTATE, LLAY

ERECTION OF STORAGE AND DISTRIBUTION WAREHOUSES (CLASS B8)

I have reviewed the report 'Land Adjacent to H-Pack, Davy Way, Llay, Wrexham, LL12 0PG, H-Pack Packaging UK Ltd, Erection of 1no B8 Storage and Distribution Building and Associated Access and External Works at Land Adjacent to H-Pack, Davy Way, Llay, Phase I Geo-environmental Report' dated September 2022, prepared by Caulmert Limited.

It should be noted that geotechnical, flood risk and radon matters are not within the remit of this Team and therefore my comments are only in relation to the land contamination assessment.

I am in agreement with the conclusions and recommendations of the report i.e. that the nature of any backfill in the former ponds is investigated. Consequently I recommend that the following conditions requiring further investigation and remediation (if applicable) are applied to the permissions 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

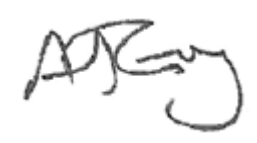
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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