

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0036

Your Ref: P/2023/0036

Date: 28 February 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0036 Gamford House, Gamford Lane, Rossett, Wrexham, LL12 0EW

ERECTION OF 9 NO. DWELLINGS AND OFFICE BUILDING

The following report has been submitted with the planning application:

- Phase 1 Environmental Site Assessment Report, Gamford House, Rossett, Wrexham, Wales, LL12 0EW for Urban Development Ltd, by Enviro Solution, 17th December 2020

The phase 1 risk assessment is sufficient and I concur with the findings of the report and the recommendation for intrusive investigation works. Therefore to ensure that any potential contamination issues are adequately dealt with I would recommend that the following condition and note to applicant be applied to any future consent that may be 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.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND

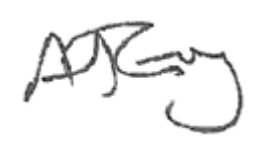
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298994 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 Contaminated Land 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