

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Gwyn Humphreys
Senior Planning Officer

Our Ref: P/2023/0422

Your Ref: P/2023/0422

Date: 11 August 2023

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0422 – ERECTION OF ONE CLASS B1 BUILDING (LIGHT INDUSTRIAL) AND ONE CLASS B8 BUILDING (WAREHOUSE BUILDING) (IN RETROSPECT)

LAND TO THE NORTH AND WEST OF MAELOR GAS WORKS PICKHILL CROSS LANES

- **Recommended Contamination Conditions**

Due to the potential for contamination issues as a result of historical use (former gas works known as 'Maelor Gasworks') of the land in this area, I would recommend that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with. I would recommend the following Condition is applied to the above application.

Maelor Gasworks has undergone large remedial works to address contamination at the site, this work was done voluntarily several years ago now. However, these works were based on the current use of the site as it was then and not for any proposed redevelopment of the site. Therefore any future development will require a contamination assessment to assess any potential residual contamination that may remain to ensure the safe redevelopment of the site.

Condition

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.

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. 8773.



.....
Stacey Inglis
Contaminated Land Officer