

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0095

Your Ref: P/2023/0095

Date: 15 March 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0095 MORETON INN RUABON ROAD RUABON WREXHAM

ERECTION OF 9 DWELLINGS

As part of the planning application reference P/2021/0630 a geo-environmental report was submitted for review. In a memo dated 14 July 2021 the Contaminated Land Team provided comments on the planning application and report, the following is a copy of that response and it is still relevant, therefore as detailed below we recommend contamination assessment/remediation conditions are applied to any consent granted.

The following contamination assessment has been submitted in support of planning application P/2021/0630.

- GroundSolve Ltd., Geo-Environmental Report, Moreton Inn, Rhosllanerchrugog Proposed Housing. Dated May 2021 (Ref: 2478)

The desk study did not indicate any potential contamination concerns however the findings of the intrusive site investigation identified an elevated concentration of lead in the topsoil of the sample from trial pit 03. Whilst a small scale investigation was initially sufficient based on the findings of the desk study, I am in agreement with the recommendations of the report which states further specific testing for lead is carried out in the vicinity of trial pit 03 to determine if the topsoil can be retained on site.

Please note that I have not considered the geotechnical section of the report as it is not within the remit of the Contaminated Land Team.

In light of the above comments it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may

be granted, although it is acknowledged that the report submitted goes someway to fulfilling the first of the two conditions below.

- **Recommended Contamination Conditions**

Condition

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.

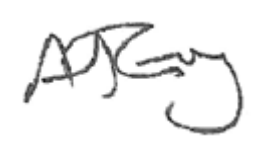
WCBC02: ZP02A - Verification Report - Contaminated Land

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. 8771.



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Angela Guy
Contaminated Land Officer