

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Control Lead

Our Ref: P/2022/0725

Your Ref: P/2022/0725

Date: 19 August 2022

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0725 – Kop development of 5500 spectator seats, 500 capacity hospitality area & 600 capacity non match day exhibition space, new public realm and associated works

THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH

The following report submitted with the planning application has been reviewed.

- 'Wrexham Association Football Club Kop Development, Geotechnical and Contaminated Land Desk Study Report' prepared by Ramboll, dated 04 August 2022

I have no comments regarding the content of the report other than to agree with its findings and accordingly recommend a condition to ensure the potential contamination concerns identified within it are fully assessed and, if needed, remediation measures implemented.

Please note the geotechnical recommendations have not been considered by this Team as it is beyond our remit.

• Recommended Contamination Conditions

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.

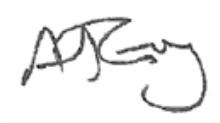
WCBC02: ZP02A - Verification Report - Contaminated Land

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. 8771.



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Angela Guy
Contaminated Land Officer