

Cerys Jones

From: Sharon Holman
Sent: 24 March 2022 07:55
To: planning_admin
Subject: FW: P/2022/0181
Attachments: WLCWG Guide for Developers 2017 English.pdf

civ – contaminated land resp

From: Stacey Inglis <Stacey.Inglis@wrexham.gov.uk>
Sent: 23 March 2022 03:34 PM
To: Paul Clifton <Paul@cliftonsofwrexham.co.uk>
Cc: Debbie Clifton <debbie@cliftonsofwrexham.co.uk>; Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2022/0181

Dear Paul,

Thank you for your email, including the attached photographs. As agreed during our telephone conversation I have re-looked at the information that we have on the site, including historical maps, and I can confirm that my recommendations to the Planning Department remain unchanged.

It is acknowledged that the footprint of the actual building, where the printing works was located, does not extend onto the development site, however the grounds of the former works does include the development site. It was often the case historically that material was stored / disposed of in the grounds of such works therefore there is the potential for residual contamination to be present. Furthermore, there is no information on what this section of the site was actually used for, for example, was it just open space, was it used for car parking or as a yard area. All this will need to be considered as part of the contamination assessment.

The contamination conditions require a phased contamination assessment be undertaken, this first consists of a desk study which will then inform the requirement for intrusive works. Should the desk study provide sufficient evidence that no potential contaminative activities (including stored materials etc) occurred on the site then there may not be a requirement for intrusive works and an application can be made to discharge the condition based on this.

For further guidance on contamination assessments I have attached our 'Development of Land Affected by Contamination: A Guide for Developers'.

Kind regards
Stacey

Stacey Inglis MA (Hons) MSc
Contaminated Land Officer
Swyddog Tir wedi ei Halogi

Please note that I am in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Angela Guy (01978 298771).



01978 298773

Cyngor Bwrdeistref Sirol Wrexham, 16 Stryt yr Arglwydd, Wrexham LL11 1LG

Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG

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www.wrecsam.gov.uk/taliadauRA



From: Paul Clifton <Paul@cliftonsofwrexham.co.uk>
Sent: 11 March 2022 10:39
To: Stacey Inglis <Stacey.Inglis@wrexham.gov.uk>
Cc: Debbie Clifton <debbie@cliftonsofwrexham.co.uk>
Subject: RE: P/2022/0181

Dear Stacey,

Thank you for taking the time to speak to me yesterday.

As requested, please find attached pictures of the existing warehouse along with pictures of the proposed land for the development of 7 commercial units, which is some distance from the existing warehouse building.

I hope this information is of assistance, if you have any further questions please do not hesitate to get in touch.

Kindest regards,

Paul Clifton
Director



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From: Stacey Inglis <Stacey.Inglis@wrexham.gov.uk>
Sent: 10 March 2022 15:32
To: Paul Clifton <Paul@cliftonsofwrexham.co.uk>
Subject: P/2022/0181

Dear Mr Clifton,

Re: Recommended contamination conditions on P/2022/0181

Further to our recent telephone conversation regarding my recommendation to the Planning Department to apply contamination conditions on any future consent that may be granted on the above planning application, I can confirm that I will look at the additional information that you will provide regarding the industrial past uses at the site. As I explained during our call I will then re-evaluate if my recommendation for contamination conditions still apply and advise the planning officer accordingly.

As discussed I am on leave next week so the earliest that I will be able to look at the information will be the week after.

Kind regards
Stacey

Stacey Inglis MA (Hons) MSc
Contaminated Land Officer
Swyddog Tir wedi ei Halogi

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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