

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2022/0221

Your Ref: P/2022/0221

Date: 14 March 2022

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0221 – HALGHTON NEW MILL COTTAGE HANMER WHITCHURCH

CONVERSION OF BARN TO DWELLING AND CREATION OF NEW ACCESS TRACK

My recommendations are the same as for the previous planning application P/2019/0081. A substantial area of the garden is formerly a pond which has now been backfilled. The nature of the backfill material should be proven to be suitable for gardens. It is therefore recommended that the following condition be applied to any permission granted to ensure the garden soils are suitable.

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.

WCBC02: ZP02A - Verification Report - Contaminated Land

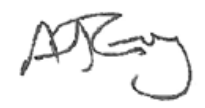
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

WCBC24: N17N – Agricultural Construction Phase – Contamination

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the Council's Environmental Protection section on 01978 298989 or contaminatedland@wrexham.gov.uk for further guidance.

Should you have any queries regarding the above then please contact me on Ext. 8771.

A handwritten signature in black ink, appearing to read 'Angela Guy', enclosed within a thin black rectangular border.

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Angela Guy
Contaminated Land Officer