

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2021/0560

Your Ref: P/2021/0560

Date: 12 November 2021

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0560 – Trevor Wharf, New Road, Trevor Isa, Llangollen, Wrexham, LL20 7TP

REDEVELOPMENT OF CANAL BASIN FOR USE AS BOAT HIRE BUSINESS INCLUDING ERECTION OF 2 BUILDINGS AND STORAGE ENCLOSURE

I have reviewed the report 'Geo-Environmental Desk Study, Trevor Hire Boat Base, Wrexham, prepared by Arcadis in October 2021.

I consider the report to be sufficient and note that some remedial works will be required as outlined within the report and summarised in section 8.1. In due course verification of these works having been undertaken to a satisfactory standard will be required and I would therefore recommend the following site specific condition and note to applicant be applied to any permission granted to ensure this is completed.

Should any previously unidentified contamination be encountered during the development of the site then the Contaminated Land Officer should be consulted and if required the remedial works adapted to address any new risks, the details of this (including the assessment and revised remediation proposals) should then be included within the Verification Report too.

Condition

Verification Report - Contaminated Land

Each part of the site subject to the remediation detailed within the Geo-Environmental Desk Study, Trevor Hire Boat Base, prepared by Arcadis, dated October 2021 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. Any revisions to the remediation works, for instance where previously unforeseen contamination is identified,

should be agreed in writing with the Local Planning Authority and subsequently included within the Validation Report.

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.

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