

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2021/1178

Your Ref: P/2021/1178

Date: 15 December 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/1178 – HILLCROFT WREXHAM ROAD PENTRE BYCHAN

ERECTION OF DWELLING

The following information has been submitted with the above planning application:

- Smith Grant LLP. Hillcroft, Pentre Bychan, Stage 1 & 2 Contamination Investigation Report. Georgi Billington. February 2021
- GroundSolve. Hillcroft, Pentre Bychan: Mining Investigation Letter Report. Georgi Billington. 25th May 2021

Having reviewed the Smith Grant Report I can confirm that I am satisfied with the findings, specifically the assessment on the PAHs and can therefore recommend that a condition is applied to any permission granted to ensure that the additional works described in paragraph 10.1 and 10.2 are completed.

A remediation strategy will be required as outlined in paragraph 10.4 and this will include details on the gas mitigation measures required (as detailed in 10.3) and any further measures dependant on the outcome of the additional soil testing works (10.1 and 10.2).

Please note that in making this recommendation I have only considered the findings of the GroundSolve Letter Report in terms of any supporting information it may contain in regard to the land contamination assessment – I have not formally reviewed it and will not be providing comments on it given that it's a Mining Investigation and consequently not within our remit to review from a coal mining risk assessment perspective.

- Recommended Contamination Conditions

It will be necessary to condition any future consent so as to ensure that any remaining 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.

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 CONTAMINATED LAND - VERIFICATION REPORT

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

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.



Angela Guy
Contaminated Land Officer