

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: John Kerr
Planning Officer

Our Ref: P/2021/0783

Your Ref: P/2021/0783

Date: 19 August 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0783 LAND SOUTH WEST OF 41 BALA ROAD CAIA PARK WREXHAM

PROPOSED OFF STREET PARKING

- **Recommended Contamination Conditions**

It is noted that the proposed development is on part of the former landfill known as Bala Road, as such it will be necessary to ensure the area of concrete hardstanding that is being removed has provision for suitable cover materials to be provided over any landfilled waste present and the new car park area is designed to ensure no new exposure risk is created to any potential contamination that is present. A suitable geotechnical assessment to ensure the design standard is appropriate for the ground conditions present i.e. landfill waste should also be undertaken.

In light of the above comments it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would therefore recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

Please note that whilst geotechnical matters are highlighted in this Memo as potentially significant, they are not within the remit of the Contaminated Land Team and would not be covered by the recommended conditions below and consequently will not be assessed by Contaminated land Officers, we would recommend that such matters be addressed by other appropriately qualified Officers.

Condition

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