

MEMORANDUM



From: Helen Bradshawe
Contaminated Land Officer

To: Matthew Philips
Planning Control Lead

Our Ref: HB/P/2018/0997

Your Ref: P/2018/0997

Date: 06 December 2018

**No. of
Pages:**

WOODLANDS FARM, DODDS LANE, GWERSYLLT, WREXHAM

The following report has been submitted in support of the above planning application.

- Proposed Residential Development, Woodlands Farm, Dodds Lane, Gwersyllt, Wrexham for Wales & West Housing Association, Geo-Environmental Investigation Report, REFA, Report Ref 14155/GEIR, April 2015.

Desk Study Information:

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages. This section of the report is adequate.

Site Investigation / Final Risk Assessment Information:

The report details the site investigation methodology, a discussion of the ground conditions / contamination including visual, olfactory, analytical and monitoring data. The report details a production of a source-pathway-receptor based model and justification for the use of the quantitative risk assessment criteria. This section of the report is adequate and I am in agreement with the initial remediation / validation requirements.

Further Requirements

The report recommends that further investigation is required within the pond area, farmyard and associated farm buildings. I am in agreement with this.

Therefore in relation to the above planning application I attach the following contaminated land conditions, until I receive further information in relation to the investigation on the site.

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.

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.

Notes to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section on 01978 298989 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 Environment and Planning section prior to commencement of works on site.

Should you have any queries regarding this memo please do not hesitate to contact me on Ext 8774.



Helen Bradshawe
Contaminated Land Officer