

MEMORANDUM

From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2018/0890

Date: 23-11-2018

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2018/0890, LAND AT THE CORNER OF OAK ROAD AND ABBEY ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM

ERECTION OF 9.9 MW GAS FIRED POWER STATION AND ASSOCIATED INFRASTRUCTURE

Contaminated Land

ZP01B - Contaminated Land - Phased Investigation

Due to the potential for contamination issues as a result of historical use (manufacture of explosives and other industrial use) of the land in this area it will be necessary to ensure that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with. I would recommend the following Conditions and Note to Applicant be applied to any future consent that may be granted.

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.

A11NA - SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environmental Protection Team 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 Environmental Protection Team prior to commencement of works on site.

Environmental Protection

No further comments to those made in response to the original application

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Head of Planning and Environment