

MEMORANDUM



From: Toni Slater Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2015/0790

Date: 22-04-2016

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2015/0790, OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 56 NO. DWELLINGS) WITH ASSOCIATED WORKS BOOZEY FIELD OFF GRIFFITHS ROAD OLD MOLD ROAD GWERSYLLT WREXHAM

Contaminated Land

ZP01 - CONTAMINATED LAND

Due to the potential for contamination issues as a result of historical use of the land in this area it will be necessary to condition any future consent so as to ensure that any potential 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.

ZP01 - CONTAMINATED LAND

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

ZP02 - VERIFICATION REPORT – CONTAMINATED LAND

No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. @@ above have been satisfactorily carried out, has been 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 Comments

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

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Head of Planning and Environment