

MEMORANDUM



From: Paul Sleeman
Contaminated Land Officer

To: Matthew Phillips
Planning Officer

Our Ref: PS/P/2016/0256

Your Ref: P/2016/0256

Date: 22 March 2016

**No. of
Pages:** 2

THE HOLLIES, NEW BRIGHTON, MINERA, WREXHAM ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE, HARD-STANDING AND LANDSCAPED GARDEN

It is noted that the development is in an area of extensive lead mining operations, which may have resulted in the presence of elevated heavy metals on the proposed development site. In light of this, 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 condition and note to applicant be applied to any future consent that may be granted.

Conditions

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.

Note to Applicant

A11NA SITE CONTAMINATION

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

Should you have any queries regarding this memo please do not hesitate to contact me on Ext. 7434.

A handwritten signature in black ink, appearing to read 'P. Newman', with a stylized, cursive script.

Contaminated Land Officer