

MEMORANDUM



From: Head of Housing, Public
Protection and Environment

To: Head of Community
Wellbeing and Development

Our Ref:

Your Ref: P/2016/0298

Date: 11-04-2016

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2016/0298, CONVERSION OF FORMER OFFICES TO 3 NO. APARTMENTS (2 NO. TWO BEDROOM AND 1 NO. ONE BEDROOM) AND PARKING AREA

Contaminated Land

It is noted that the proposed development is on the site of a former tram depot, bus depot and car body repair shop. 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.

Condition

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

ZP05 - NOISE GENERATION - BS4142 REQUIRED

The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

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Head of Housing, Public Protection and Environment

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