

MEMORANDUM



From: Toni Slater Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2016/0327

Date: 18-04-2016

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2016/0327, VARIATION TO CONDITION NOS. 2 AND 3 OF PLANNING APPEAL REF NO. APP/H6955/A/12/2188910 TO EXTEND THE TIME LIMITS FOR SUBMISSION OF RESERVED MATTERS APPLICATION AND FOR COMMENCEMENT OF DEVELOPMENT BY A FURTHER 3 AND 5 YEARS RESPECTIVELY

Contaminated Land

ZP01 - CONTAMINATED LAND

Due to the potential for contamination issues as a result of historical use(manufacture of explosives) 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 Condition is applied to the above application.

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.

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.

Environmental Protection

No Comments

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Head of Planning and Environment