

MEMORANDUM

From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Officer

Our Ref: AG/P/2016/0484

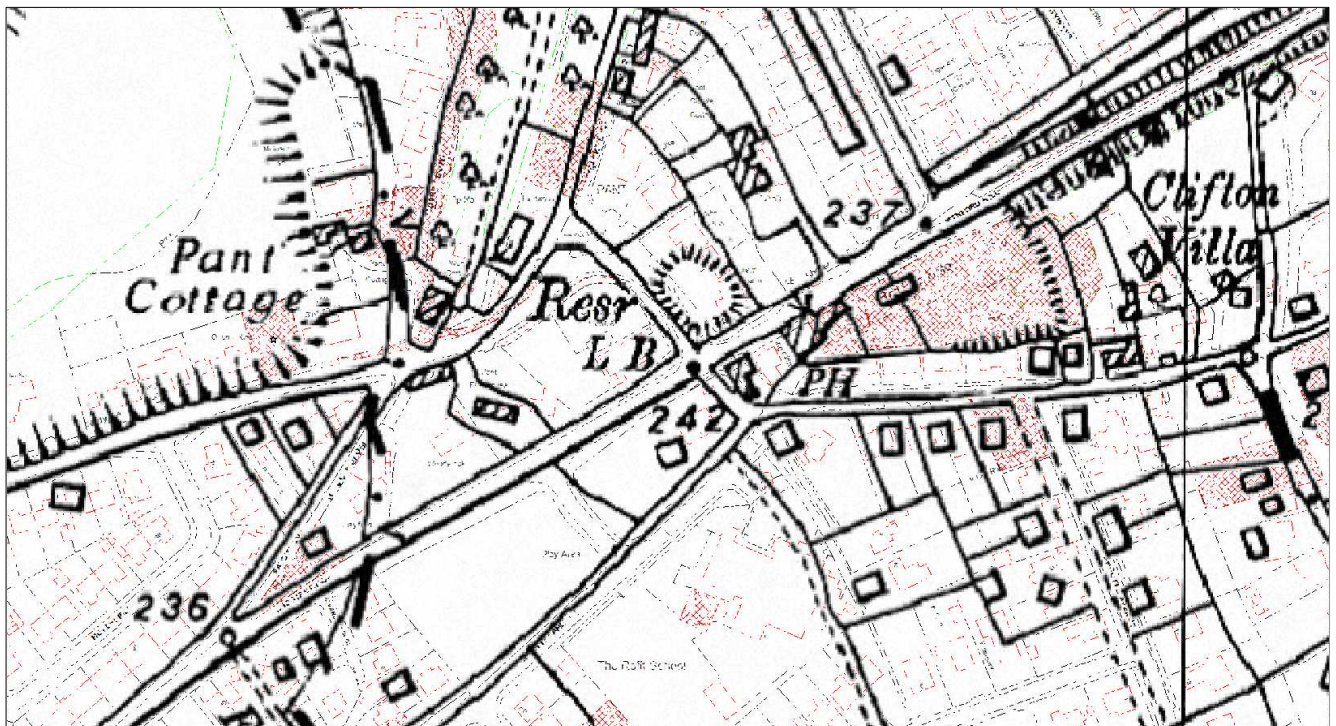
Your Ref: P/2016/0484

Date: 24 May 2016

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LAND ADJACENT TO QUARRY RIGG, PANT LANE, GRESFORD, LL12 8SG

I am aware there have been previous applications for the above site and that we have not requested a contamination condition be applied to any permission for these, however we now have access to further information regarding potential land contamination issues and we would advise that a condition is warranted as it appears the land was at the edge of a quarry and as a result infilling of the land may have been undertaken (please see the plan below that comprises old mapping overlain on current mapping and shows the quarry edge in question).



Accordingly I would recommend that the following conditions and note to applicant be applied to any permission 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 this condition may be obtained by contacting the Council's Environmental Protection section on 01978 297433. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these issues are also addressed in consultation with the Public Protection Department prior to works commencing on site, so as to avoid enforcement under Part II of the Environmental Protection Act, 1990.

Should you have any queries regarding this memo please do not hesitate to contact me on Ext 7433.

A handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized flourish at the end.

Angela Guy
Contaminated Land Officer