



MEMORANDUM

From: Toni Slater Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2016/0358

Date: 24-05-2016

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2016/0358, OUTLINE PLANNING APPLICATION FOR THE INSTALLATION OF AN UNDERGROUND GAS PIPELINE OF UP TO 400MM NOMINAL BORE SET AT LEAST 1.1M BELOW GROUND LEVEL AND EXTENDING APPROXIMATELY 3500M FROM THE VICINITY OF THE MAELOR GAS WORKS (NGR E338373 N348071) TO WREXHAM INDUSTRIAL ESTATE (NGR E339163 N350304). THE ERECTION OF AN ABOVE GROUND INSTALLATION MEASURING 46M BY 47M ON LAND IMMEDIATELY ADJACENT TO THE EXISTING MAELOR GAS WORKS. INSTALLATION OF SURFACE MARKERS AND MARKER POSTS TO IDENTIFY THE LOCATION OF THE GAS PIPELINE. USE OF THE EXISTING MAELOR GAS WORKS ACCESS ROAD INCLUDING ITS JUNCTION WITH B5130 (NGR E338371 N347543) UNDERGROUND GAS PIPELINE RUNNING FOR APPROXIMATELY 3500M SOUTH FROM KINGSMOOR PARK SOUTH BRYN LANE WREXHAM INDUSTRIAL ESTATE TO ABOVE GROUND INSTALLATION ADJACENT TO THE MAELOR GAS WORKS OFF THE B5130 CONNECTING TO THE GAS NATIONAL TRANSMISSION SYTEM APPROXIMATELY 175M SOUTH EAST OF THE ABOVE GROUND INSTALLATION

Contaminated Land

ZP01 - CONTAMINATED LAND

Due to the potential for contamination issues as a result of historical use (manufacture of explosives and general industrial use) 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 Conditions and Note to Applicant be applied to any future consent that may be granted.

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

Note to Applicant

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.

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Head of Planning and Environment