

Cerys Jones

From: Sharon Holman
Sent: 11 March 2016 11:56
To: planning_admin
Subject: FW: P/2016/0223 (previously P/2014/0331) - Nant Cottage
Attachments: WLGAEAW Guide for Developers May 2012 FINAL.pdf

Civ – PP response

From: Helen Bradshawe
Sent: 10 March 2016 12:01
To: Sharon Holman
Subject: P/2016/0223 (previously P/2014/0331) - Nant Cottage

Sharon,

In relation to the discharge of the above condition the developer would need to have a desk study/Phase 1 report and potentially undertake an investigation too. The Landmark Envirosearch report that has been submitted can in part form the basis for a Phase 1 report however it is insufficient on its own because the risks to the proposed end use (for which planning permission has been granted) have not been evaluated based on potential contamination issues that exist at the site due to the history of mining within the area. Other information such as details of a site reconnaissance should also be included.

In conclusion I would advise that the submission for Conditions 11 and 12 is insufficient to fulfil the requirements of the condition and therefore I would recommend that the condition is not discharged at this stage.

I have attached some guidance on how a contamination assessment should be approached which the developer may find useful but should they require any further advice then please do not hesitate to pass on my contact details.

Kind Regards

Mrs Helen Bradshawe

Contaminated Land Officer - Environmental Protection
Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am only in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 2977434), Stacey Inglis (01978 297435) or Angela Guy (01978 297433).



01978 297436



Housing, Public Protection and Environment Department, Ruthin Road, Wrexham LL13 7TU



Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Ffordd Rhuthun, Wrecsam LL13 7TU



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