

MEMORANDUM



From: Chief Housing and Public
Protection Officer

To: Chief Planning Officer

Our Ref: WK/201025002

Your Ref: P/2010/0626

Date: 5th August 2010

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: Unit 13 Vauxhall Industrial Estate Ruabon Wrexham LL14 6HA

Environmental Protection

No comments

Contaminated Land

It is noted that the proposed development is on land which was formerly a factory/warehouse. 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

Development shall not begin on site 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. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactory carried out has been submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

Further advice on compliance with this condition may be obtained by contacting the Council's Environmental Protection section on 813722. 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.

Health & safety

The premises will need to comply with the requirements of the Health and Safety at Work etc. Act 1974 and associated regulations (e.g. Welfare Regulations). The applicant should be advised to contact the health and safety enforcement section of Public Protection for further advice. Tel 01978 813717.

Food Safety

The premises are required to comply with the provisions of the Food Safety Act 1990 and any relevant regulations, codes of practices etc made thereafter. The applicant should be advised to contact the Chief Housing and Public Protection Officer for advice on these matters.

Public Health

No Comments

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Chief Housing and Public Protection Officer