

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2020/0881

Your Ref: P/2020/0881

Date: 15 January 2021

No. of 2
Pages:

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2020/0881 – OUTLINE APPLICATION FOR 10 DWELLINGS AND CONSTRUCTION OF NEW ESTATE ROAD

LAND OFF NORTH ROAD PONCIAU WREXHAM

The following document was submitted in support of the above application:

- Groundsolve Ltd, Letter regarding North Road, Ponciau: Phase II Mining. Dated 7 December 2020.

The above letter is in relation to coal shafts that have been identified on the site and does not address any potential contamination issues. Please see below for our recommendations.

• Recommended Contamination Conditions

Due to the potential for contamination issues as a result of historical use (mining of coal and lignite, non-water fill) of the land in this area 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 conditions and note to applicant be applied to any future consent that may be granted.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of

development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

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.

Should you have any queries regarding the above then please contact me on Ext. 8773.

PP. 

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Dave Sharp
Building Control Lead