

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2020/0354

Your Ref: P/2020/0354

Date: 02 September 2020

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2020/0354 – OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR UP TO 109 DWELLINGS WITH ASSOCIATED ACCESS AND HIGHWAY IMPROVEMENTS

LAND OFF HILLOCK LANE GRESFORD WREXHAM LL12 8YN

The following report was submitted in support of the above application

- Geocon Site Investigations Ltd – Geoenvironmental Site Investigation Report Phase 1 Preliminary Risk Assessment of Land Off Hillock Lane, Gresford. Dated October 2019

Having reviewed the above report I can confirm that I am in agreement, in principal, with the conclusions and recommendations within the report. It is noted that further intrusive works have been recommended based on the historical land use identified on and adjacent (within 250m) to the proposed development. It is strongly advised that a detailed site walkover is undertaken to further assess these potential sources of residual contamination, prior to the design and undertaking of any intrusive site investigation works. This is to ensure that any works undertaken are proportionate to the potential risks posed.

As a detailed site walkover is required and potentially an intrusive site investigation (to be determined by the Phase 1 report and the site walkover) I would recommend that the following conditions and note to applicant are applied to any permission granted.

Please note that I have not provided any comments on the geotechnical section of the report as it is out with the remit of the Contaminated Land Team.

Condition

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.

WCBC02 :: 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.

WCBC21 :: A11NA - SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 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.

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Dave Sharp
Building Control Lead