

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2021/0109

Your Ref: P/2021/0109

Date: 03 March 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0109 Land Adjacent To 4 Station Road, Rhostyllen, Wrexham

ERECTION OF DETACHED DWELLING

The planning application acknowledges within the Design and Access Statement and planning application form that potential contamination concerns are present at the site, and a letter from Betts Associates dated 15 January 2021 in regard to this has been submitted with the planning application.

The letter explains that contamination assessments undertaken for the adjacent development, also by SG Estates, comprising 14 detached properties, planning references: P/2011/0719 & P/2014/0097, also relate to the land of this current planning application and that remediation requirements are identified as necessary.

In light of the above I recommend a site specific condition be applied to ensure any previously unidentified contamination is assessed if found during the works and also to ensure that the importation of soils is tested in accordance with guidance. Another condition for verification of the remediation works is also required.

Please note that as far as I am aware a verification report has not been submitted for approval of the remediation works on the aforementioned adjacent development and I would recommend that you request this from SG Estates – this was required by condition 11 of P/2011/0719 and condition 4 of P/2014/0097.

- **Recommended Contamination Conditions**

Site Specific Condition - Contaminated Land

The site shall be remediated in accordance with the approved scheme, detailed within the letter prepared by Betts Associates dated 15 January 2021 to Steve Griffin of SG Estates ref: 13SGE006/BL/AR/01, although testing of imported soils should be in accordance with the document prepared by the Welsh Land Contamination Working Group 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems', May 2013. If during the course of development any contamination is found that was not 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. 8771.



Angela Guy
Contaminated Land Officer