

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2020/0024

Your Ref: P/2020/0024

Date: 06 February 2020

No. of 2
Pages:

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2020/0024, APP CHEM, HUGNORE LANE, LLANYPWLL, WREXHAM

**RETENTION OF EXISTING BARN, DEMOLITION OF THE EXISTING EXTENSION AND
ERECTION OF NEW BUILDINGS TO PROVIDE MIXED BUSINESS USE (B1 AND B8 USE
CLASSES) WITH ASSOCIATED CAR PARKING**

- **Recommended Contamination Conditions**

It is noted that the proposed development is on a site that used to have commercial/industrial use, possibly involving the storage of chemicals, with the potential for residual contamination. In light of this, it will be necessary to condition any future consent so as to ensure that any potential contamination migration 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.

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.

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.



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Dave Sharp
Building Control Lead