

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2019/0923

Your Ref: P/2019/0923

Date: 08 January 2020

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2019/0923, LAND EITHER SIDE OF CHAIN ROAD, STANSTY, WREXHAM

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND DETAILED MEANS OF ACCESS WITH ALL OTHER MATTERS RESERVED.

The following report has been submitted in support of the above planning application:

- E3P, Phase 1 Geo-environmental Site Assessment, Stansty, Chain Road, Wrexham, LL11 4YH, Report Ref: 11-130-r1. Dated October 2017.

Having reviewed the above report I have the following comments to make, please note that I have not provided comments on the geotechnical section of the report as this is not within the remit of the Contaminated Land Team.

I am generally satisfied with the desk study report and I am in agreement with the conclusions and recommendation for a detailed phase 2 intrusive site investigation to be carried out on site prior to any development works taking place. Please note that in addition to assessing risks to human health, from any made ground encountered, the design of the intrusive investigation should also give due consideration to assessing potential risks from ground gases.

It is recommended that the design of the proposed intrusive site investigation works is submitted to the Council for written approval prior to any works commencing, this should reduce the likelihood of delays should the Council require changes to the proposed works.

All intrusive site investigation works should be carried out in accordance with current guidance and best practice.

- **Recommended Contamination Conditions**

Due the proposed development being on land where there is potentially infilled ponds and being within 250m of a former landfill site known as 'Holmes Plant Hire' it will be necessary to condition any future consent to ensure that any potential contamination issues are adequately dealt with. I recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

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.

I look forward to receiving a response to the above items in due course, in the meantime should you have any queries regarding the above then please contact me on Ext. 8773.

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Dave Sharp
Building Control Lead