

MEMORANDUM

From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2018/1083

Date: 03-01-2019

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2018/1083, LOWER RACKERY FARM DARK LANE BURTON WREXHAM

**VARIATION OF CONDITION NO. 1 IMPOSED UNDER PLANNING PERMISSION P/2013/0285 TO ALLOW
ADDITIONAL TIME FOR COMMENCEMENT OF DEVELOPMENT**

N17N - AGRICULTURAL CONSTRUCTION PHASE - CONTAMINATION

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the Council's Environmental Protection section on 01978 298989 or contaminatedland@wrexham.gov.uk for further guidance.

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.

ZP01A - GAS PROTECTION MEASURES

It is noted that the proposed development is within 250 metres of the former landfill site known as Astbury Landfill. In light of this, it will be necessary to condition any future consent (as for P/2013/0285) so as to ensure that any potential contamination migration issues are adequately dealt with. I would recommend that the following conditions and notes to applicant be applied to any future consent that may be granted.

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works(including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

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.

Environmental Protection - No Comments

No Comments

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Head of Planning and Environment