

MEMORANDUM

From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2018/1069

Date: 28-01-2019

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2018/1069, RUABON BUSINESS PARK SITE ADJACENT TO A483 RUABON WREXHAM

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/0053:- CONDITION 2 - SUBMISSION OF SCHEME FOR THE APPROVAL OF CONSTRUCTION DETAILS FOR THE RELEVANT PHASE OF THE DEVELOPMENT CONDITION 7 - SUBMISSION OF EXTERNAL AND FACING ROOFING MATERIALS CONDITION 17 - SUBMISSION OF AN ARBORICULTURAL METHOD STATEMENT CONDITION 18 - SUBMISSION OF A METHOD CONSTRUCTION STATEMENT CONDITION 20 - SUBMISSION OF SCHEME TO MINIMISE THE TRANSMISSION OF STRUCTURE BOURNE SOUND CONDITION 28 - SUBMISSION OF FURTHER DETAILS OF THE PROPOSED VEHICULAR PARKING AND TURNING FACILITIES CONDITION 31 - SUBMISSION OF SCHEME TO DEAL WITH POTENTIAL CONTAMINATION

Environmental Protection

No Comments

Contaminated Land

ZP02A - Verification Report - Contaminated Land

RUABON BUSINESS PARK SITE, WREXHAM

The following reports have been submitted in support of the above planning applications and for the discharge of conditions 31 and 32 of the planning application P/2018/0053.

? MLM Environmental, Phase 1 Contamination Assessment Report, Ruabon Park,

Wrexham, 16 November 2015, Ref: 773135-REP-ENV-001.

? MLM Environmental, Phase 2 Preliminary Geoenvironmental Assessment Report,

Ruabon Park, Wrexham, 27 November 2015, Ref: 773135-REP-ENV-002.

? Earth Environmental & Geotechnical, GeoEnvironmental Investigation, Ruabon Park,

Wrexham, February 2018. Ref: A2352/18.

In relation to the reports I can provide the following comments:

- I am in agreement with the Preliminary Risk Assessment (Phase 1) and the Phase 2 Site Investigation Reports. The reports confirm that no remediation is required for the site and I am in agreement with this.

Please note that this section does not comment on foundations or soak away testing

I am able to discharge the contaminated land conditions for the above planning applications.

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Head of Planning and Environment