



MEMORANDUM

From: Toni Slater Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2017/0306

Date: 28-04-2017

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2017/0306, LAND TO THE REAR OF 79 HIGH STREET COEDPOETH WREXHAM

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2016/0520: CONDITION 5 - SUBMISSION OF SCHEME TO DEAL WITH POTENTIAL CONTAMINATION AT THE SITE CONDITION 6 - SUBMISSION OF A VERIFICATION REPORT CONDITION 15 - SUBMISSION OF FULL DETAILS OF A HARD AND SOFT LANDSCAPING SCHEME

Environmental Protection

No Comments

Contaminated Land

ZP01B - Contaminated Land - Phased Investigation

I can confirm that the report prepared by Smith Grant (Combined Stage 1 and Stage 2 Contamination Assessment dated 22 March 2017) to comply with Condition 5 of Planning Permission P/2016/0520 is satisfactory and can therefore recommend that Condition 5 can be discharged

Paragraphs 7.2.1-7.2.2 of the report provide recommendations for remediation measures comprising an engineered cover system - this would be sufficient and will require verification in due course so that Condition 6 can be discharged. Details of the suitability of the imported soil, depth placed, break layer and correct disposal of existing soils to a suitably licensed waste management facility (if excavated for removal) will be required. The verification report should be prepared by a suitably experienced person. Until the verification report has been submitted and deemed satisfactory I cannot recommend that Condition 6 is discharged.

Please note that radon protection (7.2.3) would be covered under Building Regulations and the stability/structural matters

referred to in 7.2.4 would also not come under the remit of the Contaminated Land Team and are therefore not considered here.

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Head of Planning and Environment