

MEMORANDUM



From: Head of Housing and Public Protection **To:** Head of Community Wellbeing and Development

Our Ref: WK/201511933 **Your Ref:** P/2015/0702

Date: 12th October 2015

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: Austin Eames of Wrexham Austin Eames Plas Acton Road Wrexham LL12 8EE

Environmental Protection

Air Quality

The development site is in close proximity to the A483. It is therefore likely that some areas of the site may be exposed to poorer air quality through traffic emissions.

No part of the development shall commence until an air quality assessment for the road traffic pollutants of Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) has been carried out and submitted to and approved in writing by the Local Planning Authority. The assessment shall use appropriate modelling methods, as described in Local Air Quality Management Technical Guidance LAQM TG(09)".

Contaminated Land

Due to the potential for contamination issues as a result of historical use (Pandy Industrial Estate) of the land in this area it will be necessary to condition any future consent so as to ensure that any potential contamination 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

ZP01 CONTAMINATED LAND

ZP02 VERIFICATION REPORT - CONTAMINATED LAND

Note to Applicant

A11NA SITE CONTAMINATION

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Head of Housing and Public Protection

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