

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0823

Your Ref: P/2023/0823

Date: 07 December 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0823 – HILLCROFT WREXHAM ROAD PENTRE BYCHAN

ERECTION OF DWELLING

Further to my Memo dated 15 December 2021 in regard to planning application P/2021/1178, my advice remains unchanged, i.e. that conditions are recommended to ensure that the additional works described in paragraph 10.1 and 10.2 of the Smith Grant Stage 1 & 2 contamination investigation report are completed. Also that a remediation strategy will be required as outlined in paragraph 10.4 and this will include details on the gas mitigation measures required (as detailed in 10.3) and any further measures dependant on the outcome of the additional soil testing works (10.1 and 10.2).

- Recommended Contamination Conditions

It will be necessary to condition any future consent so as to ensure that any remaining 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.

Conditions

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 CONTAMINATED LAND - VERIFICATION REPORT

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.

Note to Applicant

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.

Should you have any queries regarding the above then please contact me on Ext. 8771.



Angela Guy
Contaminated Land Officer