MEMORANDUM

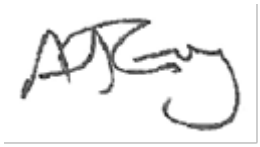
From:	Angela Guy Contaminated Land Officer	**To:**	Sarah Hill Planning Officer
Our Ref:	P/2024/1468	**Your Ref:**	P/2024/1468
Date:	07 November 2024	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1468 81 BENJAMIN ROAD, WREXHAM, LL13 8EG

CHANGE OF USE OF BUILDING FROM CLASS C3 (DWELLING) TO CLASS SUI GENERIS (HOUSE IN MULTIPLE OCCUPATION (HMO))

Contaminated Land: It is noted that a former landfill is within 250m of the above application, the landfill is known as The Dunks 2 and has been monitored by the Council for a significant amount of time and has been extensively investigated under Part 2a and established that it does not meet the definition of 'contaminated land'. Given this and due to the proposed development essentially remaining the same i.e. it is currently residential and is remaining residential, we do not consider any further assessment or mitigation is required and we have no further comments to make.



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Angela Guy
Contaminated Land Officer