MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Tyler Fox Planning Assistant
Our Ref:	P/2024/1565	**Your Ref:**	P/2024/1565
Date:	28 November 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1565 16 PLAS Y FFYNNON, WREXHAM, LL11 2AY

SINGLE STOREY FRONT AND SIDE EXTENSIONS

At the time of the original housing development taking place, the following remediation measures were required:

i. Gas protection Measures – the gas risk assessment indicated measures meeting the characteristic situation 2 and traffic light amber 1 were needed and the developer subsequently provided gas protection measures which comprised beam and block floor with a carbon dioxide resistant membrane extended across the cavities and sealed around the service entries. It was a Visqueen CO2 and Radon Barrier and telescopic vents at 2.25m centres were put on all external walls.
ii. Soft landscaped areas capped with 600mm clean imported soil, comprising 150mm new quarried stone, 300mm clean imported subsoil and 150mm clean imported topsoil.

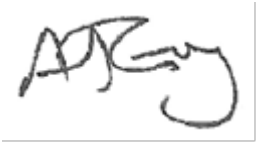
In light of the above I would recommend that the same gas protection measures that were incorporated into the original house are installed in the extension, therefore the following condition and note to applicant should be placed on the permission if granted.

Site Specific Condition
Landfill gas protection measures should be provided in all new extensions. Details of all remediation measures should be provided to the Council and agreed prior to the commencement of works on site. All remediation works should be validated in writing by an independent third party and copies provided to the Council for approval.

Site Specific Note to Applicant

It is acceptable to the Council to provide the same remediation measures as used in the original development, however the design details and validation details should be confirmed in writing to the Council. Should you require any advice on this issue please contact the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk.

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



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Angela Guy
Contaminated Land Officer