MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Tyler Fox Planning Assistant
Our Ref:	P/2024/1604	**Your Ref:**	P/2024/1604
Date:	05 December 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2024/1604 – TWO STOREY REAR EXTENSION

8 EPSOM WAY WREXHAM LL13 OLZ

- **Recommended Contamination Conditions**

Gas protection measures were installed at the development as part of remediation works undertaken in order to satisfy contamination conditions associated with P/2004/1646. It is therefore necessary to ensure that these gas protection measures are extended to any extensions to the original building footprint. I would therefore recommend that the following conditions and note to applicant be applied to any permission granted.

SITE SPECIFIC **SITE SPECIFIC CONDITION**

Gas protection measures (methane resistant ground gas membranes) should be installed in all new developments (including extensions) and any hydrocarbon contamination identified during the site works should be remediated. A methodology of these works (including specification details, design plans, installation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site. During the installation works the membrane should be inspected and validated by an independent and suitably experienced third party.

EN03 **VALIDATION REPORT – LAND CONTAMINATION**

008R Each part of the site subject to the remediation under the scheme(s) approved as part of condition **[INSERT NUMBER]** 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.

INF03 **SITE CONTAMINATION**

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. 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 Contaminated Land Officer prior to commencement of works on site.

Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer