

MEMORANDUM



From: Angela Guy Contaminated Land Officer	To: Sarah Duckworth Planning Assistant
Our Ref: P/2024/1686	Your Ref: P/2024/1686
Date: 06 January 2025	No. of Pages: 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1686 – EXTENSION TO GARAGE TO FORM ANNEXE

35 MAESGWYN ROAD, WREXHAM, LL11 2AP

- **Recommended Contamination Conditions**

Gas protection measures and a capping layer of 600mm in garden areas were installed at the development as part of remediation works undertaken in order to satisfy a contamination condition under planning permission P/2008/0096.

To maintain the gas protection measures at the property it will be necessary to condition any future consent to ensure that similar gas protection measures are provided to new buildings, including extensions. 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 (Characteristic Situation 2, CIRIA Guidance C659) should be installed in all new buildings (including extensions). 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 008R	VALIDATION REPORT – LAND CONTAMINATION
	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.

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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. 8771.



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Angela Guy
Contaminated Land Officer