MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sarah Hill Planning Officer
Our Ref:	P/2025/0281	**Your Ref:**	P/2025/0281
Date:	25 March 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0281 – ERECTION OF 2 NO ONE BEDROOM APARTMENTS AND ALTERATIONS TO EXISTING VEHICULAR ACCESS AND ASSOCIATED PARKING

81 BENJAMIN ROAD, WREXHAM, LL13 8EG

Due to the proximity of the former landfill known as Dunks 2 being within 40m of the proposed development I would recommend that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with. I would recommend the following Condition is applied to the above application.

Conditions

EN02 008R GAS PROTECTION MEASURES
No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

EN03 008R VALIDATION REPORT - CONTAMINATED LAND
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.

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



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Angela Roberts
Contaminated Land Officer