MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Emma Bailey Senior Planning Officer
Our Ref:	P/2024/1567	**Your Ref:**	P/2024/1567
Date:	04 April 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1567 DICKENS GARAGE, CROESFOEL INDUSTRIAL ESTATE, RHOSTYLLEN, WREXHAM, LL14 4EJ

CHANGE OF USE OF LAND AND BUILDINGS FROM SUI GENERIS (CAR DEALERSHIP) TO CLASS B8/SUI GENERIS (BUILDERS MERCHANT) INCLUDING OUTSIDE DISPLAY AND STORAGE RACKING AND ERECTION OF 1 NO BUILDING

Further to my Memo dated 28 November 2024, I have reviewed the 'Technical Note – Remediation Strategy for Gas Protection Measures' dated 15 January 2025, prepared by MJM Consulting Engineers Ltd for the above planning application.

In regard to my request for further details of the site walkover, whilst I note section 2 does provide some details of the site walkover for the purposes of a land contamination assessment a site walkover is not just describing the site, it should specifically refer to whether any potentially contaminative features were identified or evidence of potential contamination, e.g. in the vehicle servicing area) were evident. The photographs are helpful but cannot be comprehensive for that purpose and a statement is needed for completeness on the visible contamination status of the site.

Apologies for not noticing the sampling locations on the aerial photo plan, I can confirm this is sufficient.

Having reviewed the remainder of the document which details the gas protection risk assessment findings and comprised a remediation strategy for those risks and details the mitigation measures proposed, I can confirm that this is satisfactory.

Provided a short statement in regard to the site walkover as outlined above (an email is fine) is provided I now confirm that previous advice on the conditions for the development is

superseded and accordingly advice that the following site specific conditions are now appropriate for this permission if granted.

Conditions

Site Specific Condition – Unforeseen Contamination
If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an investigation of the area has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during that site investigation, no part of the development shall re-commence in that area until a scheme specifying the measures that will be taken to remediate the area to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The relevant part of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Site Specific Condition - Verification Report - Contaminated Land
Each part of the site subject to the remediation under the scheme approved detailed in the 'Technical Note – Remediation Strategy for Gas Protection Measures' dated 15 January 2025, prepared by MJM Consulting Engineers Ltd, 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