MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2025/0337	**Your Ref:**	P/2025/0337
Date:	13 May 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0337 YSGOL ID HOOSON, HEOL CARADOC, RHOSLLANERCHRUGOG, WREXHAM, LL14 2DX

DEMOLITION OF TWO DOUBLE CLASSROOM BUILDINGS AND REPLACEMENT WITH A NEW 4 CLASSROOM BLOCK FOR INFANTS/NEW NURSERY (PHASE 1). CONSTRUCTION OF NEW 4 BLOCK CLASSROOM FOR JUNIORS (PHASE 2)

I have reviewed the 'Phase II Site Investigation Including Coal Mining Risk Assessment at Ysgol I D Hooson, Heol Caradoc, Rhosllanerchrugog, Wrexham, LL14 2DS', dated 27th November 2024 prepared for Wrexham County Borough Council by Eccles Associates Limited, which was submitted with the planning application.

It should be noted that geotechnical, flood risk and radon matters are not within the remit of this Team and therefore my comments are only in relation to the land contamination assessment. I consider that the report is satisfactory.

A land contamination assessment was undertaken for the original school development and remediation measures were required for soft landscaped areas (a cover system comprising 250mm of suitable topsoil).

It will be necessary to ensure the same remediation measures are put in place for any new soft landscaped areas (such as that proposed for the area where the 2 classroom buildings are being demolished). In addition, it is important that the existing remediation measures are not compromised by the proposed works (other than in the footprints of the new works). In light of this, it will be necessary to condition any future consent so as to ensure this takes place. I would recommend that the following site specific conditions are applied to any future consent that may be granted.

Site Specific Conditions

Remediation Strategy - No development shall take place until a scheme specifying the measures that will be taken to remediate the new soft landscaped areas to render them suitable for the proposed development hereby permitted and protect the existing soft landscaped areas which are being retained, has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme.

Validation Report - 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.



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Angela Roberts
Contaminated Land Officer