

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0800

Your Ref: P/2023/0800

Date: 05 June 2024

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0800 Land At, Bangor Road, Johnstown, Wrexham, LL14 2SP

MATERION A GADWYD YN L SYN YMWNEUD CHANIATD CYNLLUNIO AMLINELLOL P/2020/0210, AR GYFER DATBLYGIAD DEFNYDD CYMYSG PRESWYL, BUSNES, DIWYDIANNOL, STORIO A DOSBARTHU A MANWERTHU (EDRYCHIAD, TIRLUNIO, CYNLLUN A GRADDFA) / RESERVED MATTER

Further to my Memo dated 04 December 2023 and having reviewed the letter submitted on the 22 May 2024 for the planning application I can comment as follows.

- The Arley Consulting Company Limited, P/2023/0800 Land At, Bangor Road, Johnstown, Wrexham, LL14 2SP, Ref: ML/22985/240516-wbc, dated 16 May 2024

As mentioned in my earlier Memo, in our view further assessment is required to fully understand the contamination status of the site and this should include further gas risk assessment. Consequently, for the discharge of condition 15 it will be necessary to complete further land contamination assessment works to supplement those already undertaken and subsequently submit for approval a report detailing those works and also a detailed Remediation Strategy which confirms the remediation to be undertaken at the site.

Notwithstanding the need for these further assessment works, I understand from the letter submitted that all potential remedial options have been considered in relation to risks that may arise from the potential scenario of significant gas generating waste/contamination being identified in the area of the tip where the proposed houses are situated and also those within influencing distance of the tip, and that those remedial options have been evaluated in terms of cost, as stated in the extract from the letter copied below.

However, we believe that sufficient investigation has been undertaken so far to demonstrate that there are several options available to remediate the old tip area and there is therefore sufficient certainty that the proposed housing layout can be delivered. I am assured by the developer that the potential costs have been thoroughly assessed and none of the available options are considered prohibitive, but the final remediation scheme is yet to be confirmed.

I understand that the developer is prepared to apply any of these remedial options (or a combination of them) to ensure the safe development of the site for the housing layout proposed, therefore on that basis I am satisfied an appropriate remediation solution can be devised.

As the developer has confirmed that none of the potential remediation options detailed in the letter are considered prohibitive in terms of costs then I can confirm I have no objection to this reserved matters application.

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



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Angela Guy
Contaminated Land Officer