

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0800

Your Ref: P/2023/0800

Date: 04 December 2023

**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

I note this application is providing details on the proposed development layout. In correspondence with Arley Consulting and yourself in September/October last year I explained that in our view further assessment is required to fully understand the contamination status of the site, and that this should include further gas risk assessment.

At this time I am not aware of any further assessment works having occurred and therefore it is not possible for me to confirm if the proposed layout is appropriate given the potential land contamination concerns, in particular gas risks that could exist.

It is necessary that the gas risks are fully understood so as to be certain risks to residential dwellings are sufficiently mitigated, this includes establishing how close properties may be developed to the landfilled area on the site. Consequently the site layout may need to be designed to mitigate risks to properties, for example it may not be appropriate for properties to be constructed on any part of the landfilled area, or it may be that properties should be constructed a specific distance from the landfilled area.

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

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Angela Guy
Contaminated Land Officer