

MEMORANDUM



From:	Stacey Inglis Contaminated Land Officer	To:	Sharon Holman Planning Department
Our Ref:	P/2022/0754	Your Ref:	P/2022/0754
Date:	07 October 2022	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0754 – DEMOLITION OF EXISTING BUILDING AND ERECTION OF 5 DWELLINGS

Terfynfa, Smelt Road, Coedpoeth, Wrexham, LL11 3SH

It is noted that the proposed development is on land that has been formerly determined as 'contaminated land' as per Part 2a of the Environmental Protection Act, 1990. The land was remediated as per the Remediation Statement and is no longer considered to present a significant risk based on its current use and existing site layout.

However, the proposed development significantly changes the existing site layout which will compromise the remediation that has been undertaken. This will invalidate the Remediation Statement and cause the land to meet the definition of contaminated land once again.

The Council requires the developer to submit:

- i. A detailed Remediation Strategy and Remediation Method Statement prior to granting planning permission to demonstrate that the proposed development will take consideration of the contamination status of the site and ensure the same standard of remediation works is achieved to that which was undertaken for the Part 2a assessment works. This will need to comprise an engineered cover system in all garden and landscaped areas, including for the existing property Terfynfa; and
- ii. Topographical survey details of the existing site levels and proposed site levels.

The developer must contact the Contaminated Land Team to discuss what is required and obtain the relevant records. Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer