

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Jenni Perkins
Senior Planning Officer

Our Ref: P/2024/0092

Your Ref: P/2024/0092

Date: 13 March 2024

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/0092 OUTLINE APPLICATION FOR ERECTION OF 5 DWELLINGS AND PROPOSED NEW ACCESS (APPEARANCE AND LANDSCAPING RESERVED)

LAND ADJACENT TO MOUNT ALYN GATEHOUSE, CROESHOWELL HILL, ROSSETT WREXHAM

Due to the potential for gas migration risks as a result of the site being within 250m of the former landfill known as 'Ballswood Quarry' I would recommend that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with. I would recommend the following Condition is applied to the above application.

Conditions

ZIP01A GAS PROTECTION MEASURES

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

ZIP02A VERIFICATION REPORT - CONTAMINATED LAND

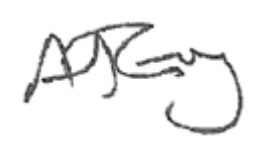
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environmental Protection Team prior to commencement of works on site.

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

A handwritten signature in black ink, appearing to read 'Angela Guy', enclosed within a thin black rectangular border.

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Angela Guy
Contaminated Land Officer