

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Tyler Fox Planning Department
Our Ref:	P/2024/0156	Your Ref:	P/2024/0156
Date:	18 March 2023	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2024/0156 – CHANGE OF USE OF LAND TO GARDEN AREA AND ERECTION OF GARAGE

The Old Croft, Green Street, Holt, Wrexham, LL13 9JF

- **Recommended Contamination Conditions**

This Team has previously made a recommendation for the following condition (on applications P/2022/0842 & P/2023/0076) due to their being several large outbuildings that have been used for various uses, including the storage of machinery / vehicles. Unless those past permissions and this condition are already applicable to this application, then I would recommend the same condition is applied to any future consent so as to ensure that any unexpected land contamination issues are adequately dealt with.

Condition

UNIDENTIFIED CONTAMINATION

Due to the potential for contamination issues as a result of historical use of the outbuildings on the site, should any contamination be identified during the development works it would be necessary to investigate the significance of such contamination and inform the Councils Contaminated Land Team immediately.

P02A VERIFICATION REPORT - CONTAMINATED LAND

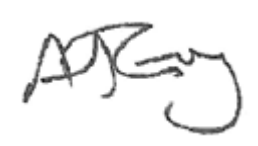
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land 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 Contaminated Land 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