

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2021/1103

Your Ref: P/2021/1103

Date: 05 February 2024

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/1103 ERECTION OF DWELLING WITH DETACHED GARAGE

4 SUNNYACRE, GWERSYLLT, WREXHAM

Our comments remain unchanged from November 2021, these are as follows:

- **Recommended Contamination Conditions**

It is noted that the proposed development is approximately 80m from infilled pits. In light of this it will be necessary to condition any future consent so as to ensure that any potential contamination migration issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

Conditions

ZP01A Gas Protection Measures - Contaminated Land

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.

ZP02A - 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.

A11NA – Site Contamination Note to Applicant

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 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.



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Angela Guy
Contaminated Land Officer