

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2024/0113

Your Ref: P/2024/0113

Date: 01 March 2024

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/0113 – OUTLINE APPLICATION FOR ERECTION OF DWELLING AND GARAGE (ALL MATTERS RESERVED)

BRAEMORE HILL STREET CEFN MAWR WREXHAM

Due to the potential for gas migration risks as a result of the site being within 250m of the former landfill known as 'Cestria Dolydd Lane' 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

ZP01A 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.

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.

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. 8773.



Stacey Inglis
Contaminated Land Officer