

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0138

Your Ref: P/2023/0138

Date: 31 March 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

**P/2023/0138 LAND SOUTH OF NANT COTTAGE LOWER ROAD COEDPOETH
WREXHAM**

**ERECTION OF DWELLING (IN RETROSPECT) PREVIOUSLY APPROVED UNDER
P/2020/0873**

I can confirm that the response provided in my Memo dated 20 January 2021 in regard to P/2020/0873 still applies i.e. further investigation is required of the soft landscaping areas. I would therefore recommend a condition is applied to ensure this is completed and should any remediation works be required that these are also completed and verified. I note this planning application is in retrospect, however the completion of these works is still possible in outdoor soft landscaping areas.

Condition

ZP01B Phased Investigation – Contaminated Land

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Condition

WCBC02: 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.

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



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Angela Guy

Contaminated Land Officer