

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Sarah Hill Planning Department
Our Ref:	P/2023/0076	Your Ref:	P/2023/0076
Date:	03 March 2023	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2023/0076 – EXTENSION TO EXISTING PROPERTY, ERECTION OF NEW DWELLING AND ERECTION OF 2 GARAGES

THE OLD CROFT, GREEN STREET, HOLT, WREHXAM

- **Recommended Contamination Conditions**

It is noted that the proposed development is on a site that has several large outbuildings that have been used for various uses, including the storage of machinery / vehicles. In light of this, it will be necessary to condition any future consent so as to ensure that any unexpected land contamination 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.

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

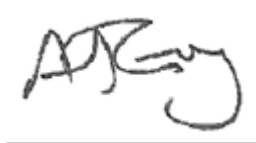
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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.



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Angela Guy
Contaminated Land Officer