

# MEMORANDUM



**From:** Angela Guy  
Contaminated Land Officer

**To:** Amy Brittain  
Planning Officer

**Our Ref:** P/2022/0895

**Your Ref:** P/2022/0895

**Date:** 01 November 2022

**No. of  
Pages:** 1

## TOWN AND COUNTRY PLANNING ACT 1990

### P/2022/0895 – PLAS MOSTYN BACH, MINERA ROAD, MINERA, WREXHAM

### DISCHARGE OF CONDITIONS 2, 3 (WINDOW AND DOOR DETAILS), 9 (CONTAMINATION) AND 16 (HIGHWAYS) OF PLANNING PERMISSION P/2017/0758

Further details regarding the remediation proposals have been provided by the applicant, these include:

- A site plan showing areas of soft landscaping, paths, patio and driveway and
- A brief statement accompanying the site plan regarding the remediation details.

Condition 9 states:

*9. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 08 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.*

The two documents submitted are of importance however, alone, they do not constitute sufficient validation documents and so cannot solely be used to discharge condition 9. Evidence to show the remediation works have actually been completed (photos of the clean cover and its depth, areas of hardstanding, and clean soil delivery notes which also are sufficient to show the soil is suitable) is required for the discharge of condition 9.

Therefore at this time I can't recommend the discharge of condition 9.

A handwritten signature in black ink, appearing to read 'Angela Guy', is enclosed in a rectangular box.

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**Angela Guy**  
**Contaminated Land Officer**