

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Louise Phillips
Planning Officer

Our Ref: P/2022/0816

Your Ref: P/2022/0816

Date: 14 October 2022

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0816 LAND ADJACENT TO 4 STATION ROAD, RHOSTYLLEN, WREXHAM

DISCHARGE OF CONDITIONS 03 (MATERIALS), 11 (ECOLOGY), 15 (CONTAMINATION), 16 (CONTAMINATION) AND 18 (TREES) OF PLANNING PERMISSION P/2021/0109

I have reviewed the letter prepared by Betts Geo Consulting Engineers dated 22 August 2022 entitled 'Station Road, Rhostyllen – Soil Cover System Assessment – Plot 15'.

It is stated that the topsoil source is Vicarage Road, Llangollen, LL20 8HG, however no further details are provided. What is the full address of the site, is it a greenfield site and if so what evidence of this can be provided, if not what was the past use and what evidence can be provided to show that the soil from the site is suitable for use in residential gardens?

It is also stated that the topsoil was chemically tested in-situ on a sample ratio of 1:3 garden basis in accordance with NHBC guidance. The condition required the Welsh Land Contamination Working Group 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems', May 2013 guidance to be followed, confirmation of this is also required.

Details in regard to the above query are required before further advice can be given on the fulfilment of conditions 15 and 16.

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Angela Guy
Contaminated Land Officer