MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Tyler Fox Planning Officer
Our Ref:	P/2025/0512	**Your Ref:**	P/2025/0512
Date:	23 July 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0512 52 ST GILES PARK, GWERSYLLT, WREXHAM, LL11 4AX

SINGLE STOREY REAR EXTENSION

The above planning application has come to my attention. According to our records, over the years we have requested contamination conditions for development of residential properties on this site, particularly regarding P/2003/0503. Our records indicate that there are many outstanding issues for the original residential development, it appears that not only do we have no agreement of remediation measures and subsequent validation details, but the investigation works leading up to this were not even completed.

Since I am not in a position to say whether remedial works were necessary or not for the above site, I cannot be sure whether I would have asked for a condition for this application. It is quite possible the original development will have needed gas protection measures, monitoring was being undertaken but our file shows there was no report submitted with the results. If it did need gas protection then this extension should also be fitted with the same measures.

I wrote on the 8th September 2010 regarding 56 St Giles Park and also on the 8th May 2012 regarding 15 St Giles Park regarding the outstanding information referred to above. Whilst some information was submitted by Steve Millar of Morris Homes Ltd in August 2011 it was not sufficient to fulfil the planning condition requirements and thus the outstanding concerns mentioned.



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Angela Roberts
Contaminated Land Officer