

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2022/0308

Your Ref: P/2022/0308

Date: 19 April 2022

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0308 – MOUNT ALYN CROFT CROESHOWELL HILL BURTON ROSSETT

STOREY REAR EXTENSION AND ERECTION OF OUTBUILDING

We have outstanding validation concerns regarding the original development (P/2017/0935 Condition 4) in relation to the verification of gas protection measures which should be installed as described in documents submitted for condition 3. To date we have not received any verification details that a gas protection membrane was installed.

For this planning application we would recommend gas protection measures to the same standard as those proposed for the original development are installed and verified, accordingly we would recommend the following conditions be applied to the permission if granted.

Condition ZP01A GAS PROTECTION MEASURES

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

Condition ZP02 VERIFICATION REPORT – CONTAMINATED LAND

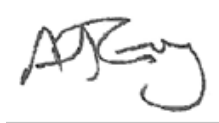
No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. @@*** above have been

satisfactorily carried out, has been 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 Environmental Protection Team on 01978 (Your telephone number). 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 Housing and Public Protection Department prior to commencement of works on site.

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



.....
Angela Guy
Contaminated Land Officer