

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sarah Brett
Planning Officer

Our Ref: P/2022/0117

Your Ref: P/2022/0117

Date: 11 February 2022

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0117 – Quarry Rise, Tan Y Craig, Cefn Mawr, Wrexham, LL14 3DD

ROOF CONVERSION WORKS INCLUDING DORMER ROOF CONSTRUCTION, GLAZED SCREEN AND BALCONY TO PROVIDE ADDITIONAL ACCOMMODATION

Whilst the above application would not create land contamination concerns in its own right and therefore there would be no comments from this, I would like to raise that we have outstanding validation concerns regarding the original development in relation to land contamination.

The assessment of the site was sufficient and it was agreed that remedial works were required, these would comprise gas protection measures (please see the copy of the letter below). To date we have not received any verification details that a gas protection membrane was installed.

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

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Angela Guy
Contaminated Land Officer

Chief Housing and Public Protection Officer/Prif Swyddog Tai a Diogelu'r Cyhoedd
Andy Lewis

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Mr Vic Jurkojc
Penrallt
Russell Street,
Cefn Mawr,
Wrexham,
LL14 3BL

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

AT/P/2005/0866
06 March 2006
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Visit our website at:
www.wrexham.gov.uk

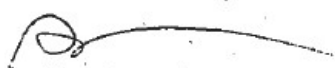
Dear Mr Jurkojc

**LAND ADJ TO BRON Y GRAIG/TAN Y GRAIG, CEFN MAWR, WREXHAM
P/2004/0107, P/2005/0866, P/2005/1305, P/2005/1416**

Following my colleague, Paul Herbert's site visit on the 14 September 2005 and your subsequent provision of the 'Ground Investigation and Preliminary Contamination Assessment' dated December 2005 prepared by E-geo Solutions Ltd, I can confirm that the findings of the report appear to support the view that no waste has been placed at the site that may have been contaminated or caused ground contamination.

As stated in Paul's letter dated 30 September 2005 I understand that you had previously informed him that you will be installing gas protection measures in the new dwelling (P/2005/0866). However, I understand that planning permission has also been granted for P/2004/0107 and I can confirm that gas protection measures would also be required for this new dwelling too. With regard to the two most recent planning applications (P/2005/1305 & P/2005/1416) I can confirm that these would also require gas protection measures if planning permission were granted. In all cases, details of the protection measures should be provided to this Department and a suitably experienced person should inspect and subsequently validate in writing these remediation works. I trust you are aware that the reason for these works is that 2 former landfills sites are within 250m of the proposed developments and without further risk assessment to demonstrate that such measures are not required, this Council will require the measures to be installed. Should these remedial works be undertaken and the necessary validation provided to the Council, then I can confirm that this will meet the requirements of the contamination conditions on your planning permissions. Should you have any queries regarding this letter please do not hesitate to contact me on the above number.

Yours sincerely


Angela Thompson
Contaminated Land Officer

cc Kevin Hughes- Planning Officer
Dave Sharp - Building Control Manager