

# MEMORANDUM



**From:** Angela Guy  
Contaminated Land Officer

**To:** Sarah Brett  
Planning Officer

**Our Ref:** P/2022/0254

**Your Ref:** P/2022/0254

**Date:** 25 March 2022

**No. of  
Pages:** 2

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## **TOWN AND COUNTRY PLANNING ACT 1990**

### **P/2022/0254 – SINGLE STOREY REAR EXTENSION**

#### **8 FARRIERS WALK, GRESFORD, WREXHAM, LL12 8PH**

- **Recommended Contamination Conditions**

It is noted that the proposed development is on the site of a former garage. However, since this is an extension to an existing development it is more appropriate to apply a condition that requires assessment to take place if any unidentified contamination comes to light during the development (as opposed to the prior commencement condition that we'd normally request).

In light of the above comments would recommend that the following conditions and note to applicant be applied to any future consent that may be granted to ensure that any potential contamination issues are adequately dealt with.

#### **Site Specific Condition UNIDENTIFIED CONTAMINATION**

Due to the potential for contamination issues as a result the former use of the land as a garage should any made ground and/or contamination be identified during the development, the Councils Contaminated Land Officer should be informed immediately and a phased site investigation of the nature and extent of contamination should be carried out and submitted to and approved in writing by the Local Planning Authority. If remediation measures are required, a scheme specifying these measures to render it suitable for the development hereby permitted should also be submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. Should no contamination be found during the development works a statement to that effect should be submitted to the Local Planning Authority. The applicant may contact the Council's Contaminated Land Team at [contaminatedland@wrexham.gov.uk](mailto:contaminatedland@wrexham.gov.uk) for further guidance.

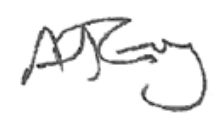
## **WCBC02: ZP02A - Verification Report - Contaminated Land Condition**

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

## **WCBC21: A11NA - SITE CONTAMINATION Note to Applicant**

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk. 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 Council's Environmental Protection Team prior to commencement of works on site.

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



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