

MEMORANDUM



From:	Head of Housing and Public Protection	To:	Head of Community Wellbeing and Development
Our Ref:	WK/201416680	Your Ref:	P/2014/0905
Date:	12th January 2015		

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: I. Crewe Home Farm Gresford Road Llay Wrexham LL12 0NW

Further to our consultation letter regarding the above planning application please note that the description of development has been amended as set out below:

OUTLINE APPLICATION FOR 365 DWELLINGS AND ERECTION OF 300 SQUARE METRE RETAIL UNIT - ALL DETAILED MATTERS RESERVED

The retail unit is shown on the site master plan and referred to on the 3rd page of the application form but the agent had omitted it from the description in error. This error has now been corrected.

Contaminated Land

It is noted that part of the proposed development is on the site of two in-filled ponds which contain unknown materials, which may contain contaminants. In light of this, it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

Condition

ZP01 CONTAMINATED LAND

ZP02 VERIFICATION REPORT - CONTAMINATED LAND

Note to Applicant

A11NA SITE CONTAMINATION

Environmental Protection

Construction phase:

Condition ZP06 & ZP11

Advice Notes A21, A22N, A23N & A24N

Operational phase:

For the commercial development:

Condition ZP04

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Head of Housing and Public Protection

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