

MEMORANDUM



From: Angela Guy, Contaminated Land Officer
Housing & Public Protection Department

To: David Williams & Sharon Holman
Planning Department

Our Ref: AG/P/2012/0742

Your Ref: P/2012/0742

Date: 16 November 2012

LAND AT GLAN GORS, CAIA PARK, WREXHAM

Contaminated Land

I am writing in relation to the planning application consultation received by this Department for the above site.

An up to date robust site investigation into potential contamination at this former landfill site still needs to be undertaken and an assessment made to demonstrate whether the site is suitable for residential housing with gardens. Therefore we recommend REFUSAL of this planning application in the interests of safeguarding public health and protecting the amenity of future occupants of the development.

We would not object to the proposed development if such an investigation and assessment is submitted and approved by this Department, provided it demonstrates that residential development may safely be developed at the site. If this were the case, then we would recommend that all permitted development rights be removed from any planning permission granted for this type of use and also require a site specific condition to ensure that remedial measures are agreed with the Council and subsequently installed and maintained. Alternatively, on receipt of a site investigation, we may conclude that the site is not suitable and would recommend refusal for any application for such a use.

Mrs Angela Guy
Contaminated Land Officer