

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: SB
Planning Officer

Our Ref: P/2021/0634

Your Ref: P/2021/0634

Date: 16 July 2021

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0634 – 57 ST GILES PARK, GWERSYLLT, WREXHAM, LL11 4AX

TWO STOREY REAR EXTENSION

According to our records we have requested contamination conditions for the development of residential properties on this site, particularly in regard to planning application P/2003/0503. Our records indicate that there are many outstanding issues for the original residential development, the investigation works were not completed and there is no agreement on remediation measures required and subsequent validation details, which would be difficult without a completed investigation anyway. If it is assumed that the original development had gas protection measures, which it may have required based on the incomplete investigation works undertaken (monitoring was being undertaken but our file shows there was no report submitted with the results), then any future extensions should also be fitted with the same protection measures. However as I am not in a position to know whether remedial works were necessary for the original development we would recommend a precautionary approach with the following condition if permission is granted.

Condition

No part of the extension shall be occupied/used until a Verification Report, which demonstrates that the gas protection measures have been fully implemented, has been submitted to and approved in writing by the Local Planning Authority.

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

A handwritten signature in black ink, appearing to read 'A Guy', enclosed within a rectangular box.

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Angela Guy
Contaminated Land Officer