

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Sharon Holman Planning Officer
Our Ref.:	P/2021/0358	Your Ref.:	P/2021/0358
Date:	28 April 2021	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0358 – 19 Lower School Drive, Ruabon, LL14 6RP

Two Storey Rear Extension And Part Conversion Of Garage To Habitable Room

- **Recommended Contamination Conditions**

In light of the known contamination issues at the site, and as formerly recommended for planning application P/2013/0123, I recommend that the same gas protection measures that were incorporated into the original house are installed in the proposed single storey extension to the side and rear of the property. The following condition and note to applicant should be placed on any permission granted.

Condition

Landfill gas protection measures should be provided in all new buildings/ extensions. Details of all remediation measures should be provided to the Council and agreed prior to commencement of works on site. All remediation works should be validated in writing by an independent third party and copies provided to the Council.

Note to Applicant

A11NA SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 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.

Angela Guy
Contaminated Land Officer