

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2021/0338

Your Ref: P/2021/0338

Date: 19 April 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0338 7 Willow Court, Acrefair, Wrexham

SINGLE STOREY REAR EXTENSION

- **Recommended Contamination Conditions**

It is noted that the proposed development is on land that was a former reservoir with infill. At the time of the initial residential development (P/2002/0649) a contamination site investigation and subsequently remediation works was required, the remediation comprised the provision of a soil cover system and gas protection measures.

Our records indicate some verification of the remediation works was provided, however this was incomplete for some plots. The plot number for 7 Willow Court should be checked, but if it is Plot 7 then this is one of the plots where the Contaminated Land Team received insufficient validation details of remediation measures.

A & R Homes Ltd arranged for NHBC to provide verification that gas protection measures had been installed and that Smith Grant LLP would provide verification of the garden area remediation works.

This planning application will require gas protection measures to be installed for the extension, however verification should also be sought that the existing dwelling actually has gas protection measures.

Ideally verification of the remediation works in the garden area should also be obtained.

In light of the above, the same gas protection measures that were incorporated into the original house should be installed in the extension if consent is granted. I would therefore

recommend that the following two conditions and note to applicant be applied to any future consent that may be granted.

Site Specific 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. The site shall thereafter be remediated in accordance with the approved scheme. All remediation works should be validation ed wir

WCBC02 :: ZP02A - Verification Report - Contaminated Land

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

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