

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2021/0425

Your Ref: P/2021/0425

Date: 07 May 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2021/0425 – RIVER VIEW, TATHAM ROAD, RUABON, WREXHAM, LL14 6RF

SINGLE STOREY REAR EXTENSION

- **Recommended Contamination Conditions**

In light of the known contamination issues at the site, and as formerly recommended for planning application P/2008/1242, 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 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.

Should you have any queries regarding the above then please contact me on Ext. 8773.

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Dave Sharp
Building Control Lead