

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2020/0873

Your Ref: P/2020/0873

Date: 20 January 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2020/0873 LAND SOUTH OF NANT COTTAGE, LOWER ROAD, COEDPOETH

OUTLINE APPLICATION FOR 1 DWELLING

At the time of my Memo dated 29 December 2020 the planning portal description was for an "Outline Application (All Matters Reserved) For 1 Dwelling" however I note from the consultation received on 06 January 2020 it is stated as "Reserved Matters (Access, appearance, landscaping, layout and scale) pursuant to outline permission P/2020/0370.

I also note the following report uploaded onto the planning portal. Apologies I overlooked this at the time of my response on the 29th December.

'PHASE I CONTAMINATION ASSESSMENT, NANT COTTAGE, LOWER ROAD, COEDPOETH, WREXHAM' prepared by Smith Grant LLP April 2016

I have now reviewed the report and can advise that I am in agreement with the recommendations of the report, as outlined in section 6.2. Only areas of soft landscaping will require assessment.

I note conditions 4 and 5 of planning permission P/2020/0370 require a contamination assessment and remediation and verification (if required) and the report from Smith Grant comprises part of the submission required for condition 4, however as mentioned earlier further site investigation is required.

A handwritten signature in black ink, appearing to read 'Angela Guy'.

Angela Guy
Contaminated Land Officer