

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Mared Rees Jones
Planning Officer

Our Ref: P/2020/0590

Your Ref: P/2020/0590

Date: 12 October 2020

**No. of
Pages:** 1

**TOWN AND COUNTRY PLANNING ACT 1990
P/2020/0590 – 4 WESTMINSTER RISE, SUMMERHILL, WREXHAM, LL11 4QH
Garage Conversion, Two Storey Side Extension And New Detached Garage**

The contamination assessment associated with the original planning permission P/2002/0189 for this property and the estate as a whole, indicated remediation measures were required for the safe development of the site for residential use as a result of the land having been formerly a colliery. The remediation measures comprised gas protection of the properties and a cover system for gardens.

It is therefore recommended that a site specific condition be applied to this planning permission, if granted, to ensure the property has the same gas protection as the original property built. The above property (known as Plot 19 in our records) did have verification for the gas protection measures installed, therefore similarly verification will be required for these additional works should this planning application be granted.

• Recommended Site Specific Contamination Condition

Gas protection measures, Characteristic Situation 2 (CIRIA 665 'Assessing Risks posed by Ground Gases to Buildings, 2007), should be installed in all new buildings/extensions. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site. The extension shall not be occupied/used until the Validation Report prepared by an independent and suitably experienced third party to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

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

Angela Guy
Contaminated Land Officer