

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2020/0013

Your Ref: P/2020/0013

Date: 24 January 2020

No. of 2
Pages:

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2020/0013, 20 Mill BANK, BRYMBO, WREXHAM

GARAGE EXTENSION TO SIDE OF DWELLING

- **Recommended Contamination Conditions**

Gas protection measure were installed at the development as part of remediation works undertaken in order to satisfy contamination conditions associated with P/2005/0114. It is therefore necessary to ensure that these gas protection measures are extended to any extensions to the original building footprint. I would therefore recommend that the following conditions and note to applicant be applied to any permission granted.

Condition

Gas protection measures should be installed in all new developments (including extensions). A methodology of these works (including specification details, design plans, installation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site. During the installation works the membrane should be inspected and validated by an independent and suitably experienced third party.

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. 8773.

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Dave Sharp
Building Control Lead