

MEMORANDUM

From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2017/0895

Date: 29-11-2017

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2017/0895, LAND TO THE REAR OF 22 BRYN ESTYN ROAD WREXHAM

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2017/0415: CONDITION 3 - SUBMISSION OF PHASE SITE INVESTIGATION OF THE NATURE AND EXTENT OF CONTAMINATION CONDITION 4 - SUBMISSION OF COMPLETED VALIDATION REPORT CONDITION 5 - SUBMISSION OF CONSTRUCTION METHOD STATEMENT CONDITION 6 - SUBMISSION OF SCHEME FOR THE COMPREHENSIVE AND INTEGRATED DRAINAGE OF THE SITE CONDITION 7 - SUBMISSION OF A DETAILED ARBORICULTURAL METHOD STATEMENT CONDITION 8 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS

Environmental Protection - No Comments

No Comments

ZP01B - Contaminated Land - Phased Investigation

With regard to the above planning application to discharge conditions 3 and 4 of P/2017/0415, the report submitted is a Groundsure Homebuyers Search report for the property 22 Bryn Estyn Rd. The report is not sufficient to discharge either of the conditions as it is not for the land which is subject to the planning permission and it also is not an appropriate contamination risk assessment report. The attached guidance may be of help to the developer or they may wish to phone to discuss what type of work is required for Condition 3 (the developer needs to deal with this before Condition 4 can be considered).

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Head of Planning and Environment