MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2025/0471	**Your Ref:**	P/2025/0471
Date:	24 June 2025	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0471 – CONVERSION OF AGRICULTURAL BUILDINGS TO 1 DWELLING, ERECTION OF GARAGE AND LANDSCAPING

LOWER RACKERY, DARK LANE, BURTON, ROSSETT, WREXHAM, LL12 0AG

It is noted that the proposed development is within 250 metres of the former landfill site known as Astbury Landfill. In light of this, it will be necessary to condition any future consent so as to ensure that any potential contamination migration issues are adequately dealt with. I would recommend that the following conditions and notes to applicant be applied to any future consent that may be granted.

Conditions

EN02 GAS PROTECTION MEASURES

008R No development shall take place until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. 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.

EN03 VALIDATION REPORT – LAND CONTAMINATION

008R Each part of the site subject to the remediation under the scheme(s) approved as part of condition **[INSERT NUMBER]** 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.

Informative

INF03 - SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. 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 Contaminated Land Officer prior to commencement of works on site.

Should you have any queries regarding the above then please contact me on Ext. 8771.



Angela Roberts
Contaminated Land Officer