MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2025/0471	**Your Ref:**	P/2025/0471
Date:	23 September 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

I have reviewed the additional information that has been submitted with the application:

- Proposed floor plan;
- Cordek Drawing: Cordek Methane / CO2 Protection System Typical Existing Wall Abutment Detail, 14.06.19, Drg. No. ENG/GP/MEM/TRIG/19, Rev: B
- Cordek Drawing: Cordek VOC/Ground Gas Venting System - Ground Bearing Slab - Vent Box, 08.07.15, Drg. No. ENG/GP/VENT/06, Rev A.
- E20 FORMWORK FOR IN-SITU CONCRETE 195 VENTILATED SUB-STRUCTURE FORMWORK.
- J40 FLEXIBLE SHEET TANKING/ DAMP PROOFING

It is noted that the drawings are standard detail and not site specific, however they appear to be satisfactory in principle. These details mostly cover the methodology details required, clarification on who would validate the installation of the gas protection measures is still needed, and I would recommend that it is confirmed in writing that these standard arrangements are appropriate and feasible for this barn conversion.

At this time I would still recommend the following conditions be applied to the permission if 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 008R **VALIDATION REPORT – LAND CONTAMINATION**

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