MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2025/0471	**Your Ref:**	P/2025/0471
Date:	26 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 regarding who will validate the installation of the gas protection measures and can confirm that this is sufficient. Therefore, I am satisfied with the detail provided with the planning application on the gas protection measures and consider this to be acceptable. I therefore recommend that the following site-specific condition is applied to the planning permission if granted to ensure the gas measures are installed in accordance with those details submitted and the work is verified.

Site Specific Condition – Validation Report – Land Contamination
The development shall not be occupied/used until a Validation Report has been completed in respect of the installation of gas protection measures in the building (as per those details submitted with the planning application), and submitted to and approved in writing by the Local Planning Authority.

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

Angela Roberts
Contaminated Land Officer