MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Tyler Fox Planning Officer
Our Ref:	P/2025/0846	**Your Ref:**	P/2025/0846
Date:	08 December 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0846 RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2023/0606 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF DWELLING

WYNN OFFA, WYNNSTAY YARD, THE GREEN, RUABON, WREXHAM, LL14 6DP

It is noted that land contamination conditions were requested on the original planning application (P/2023/0606) due to the land being the site of a former colliery and associated railway sidings. Unless those conditions remain applicable to this planning application, then I would recommend the same conditions are applied should permission be granted.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

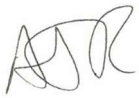
No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

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.

Note to Applicant

A11NA SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environment and Planning section on 01978 298989 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 Environment and Planning section prior to commencement of works on site.

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



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Angela Roberts
Contaminated Land Officer