MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sarah Duckworth Planning Officer
Our Ref:	P/2025/0955	**Your Ref:**	P/2025/0955
Date:	14 January 2026	**No. of Pages:**	1

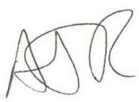
TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0955 NEW INN, HIGH STREET, COEDPOETH, WREXHAM, LL11 3SB

CHANGE OF USE OF BUILDING FROM MIXED USE CLASS C3/D1 (DWELLING/CLINIC) TO CLASS C3 (DWELLING)

Contaminated Land: No comments.

It should be noted that a previous planning permission P/2011/0625 required a land contamination assessment to be undertaken due to the property being in the general vicinity of a lead mining area. The findings of the assessment indicated some metal contamination was present, but the placement of tarmac in all outdoor areas at the rear provided a barrier to this contamination and no other remedial works were required. It is noted that this current planning application indicates that the rear outdoor areas will remain as car parking and hardstanding (tarmac) – it is on this basis that I have no comments, however if this application is revised and soft landscaping is proposed instead then this will require further review and it is likely a condition regarding remediation works would be needed.



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Angela Roberts
Contaminated Land Officer