MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0012	**Your Ref:**	P/2026/0012
Date:	06 February 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0012 - ERECTION OF BUILDING (CLASS D2-GYM) WITH ASSOCATED LANDSCAPING AND PARKING AREAS

LAND AT, VAUXHALL INDUSTRIAL ESTATE, RUABON, WREXHAM, LL14 6HA

It is noted that the development is located on an industrial estate which was formerly a clay and brick tile manufacturer and is within 250m of the landfill site known as 'Gardden Lodge Clay Pit'. In light of this, it will be necessary to condition any future consent to ensure that any potential contamination and landfill gas 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

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.

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.

Notes 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.



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Stacey Inglis
Contaminated Land Officer