MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Sarah Brett Senior Planning Officer
Our Ref:	P/2025/0759	**Your Ref:**	P/2025/0759
Date:	12 February 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0759 - INSTALLATION OF GROUND-MOUNT SOLAR SCHEME AND ASSOCIATED INFRASTRUCTURE

LAND OFF HAFOD ROAD, HAFOD, RUABON, WREXHAM, LL14 6HF

The following report and supporting information have been submitted in support of the above planning application:

- TEC, Desk Study at Hafod Road Solar Site, Wrexham. Dated June 2025
- Dulas Renewables, Letter – Installation of Ground-Mount Solar Scheme and Associated Infrastructure at Land off Hafod Road, Hafod, Ruabon, Wrexham LL14 6HF. Dated 10 February 2026

I can confirm that the above Desk Study is satisfactory and based on the information provided within the supporting information and the fact that the proposed development is within 250m of the landfill site known as 'Hafod Landfill' it will be necessary to condition any future consent to ensure that any potential contamination 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

EN02 008R **GAS PROTECTION MEASURES**

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. 8773.



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Stacey Inglis
Contaminated Land Officer