MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2025/0946	**Your Ref:**	P/2025/0946
Date:	18 March 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0946 OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)

LAND TO THE REAR OF 11 AND 11A, STANLEY ROAD, PONCIAU, WREXHAM, LL14 1HH

I have reviewed the following reports submitted with the above planning application and considered the comments provided in the responses submitted by the Coal Authority on the 22 January 2026 and 25 February 2026.

- Coal Mining Risk Assessment Bernfels Court, Ponciau, Ref: 1942/2, NKC Geotech Ltd, 17 January 2026
- Coal Mining Risk Assessment Bernfels Court, Ponciau, Ref: 1942/2, NKC Geotech Ltd, 20 February 2026

There is a risk of mines gas being present which could impact the development either by the 2 proposed new boreholes creating a new pathway, natural migration from the underground workings and/or the formation of new pathways from the foundations of the proposed development. Consequently it is recommended that a coal mine gas risk assessment is undertaken to ensure that all risks, current and potentially introduced, are comprehensively assessed and subsequently appropriate remedial measures put in place where required.

I would recommend that the following conditions and notes to applicant be applied to any future consent granted.

Conditions

Site Specific Land Contamination Assessment Condition
No development shall take place until a gas risk assessment investigation has been carried out and submitted to and approved in writing by the Local Planning Authority. If remediation

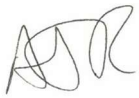
measures are required, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme.

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