MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Sarah Duckworth Planning Officer
Our Ref:	P/2026/0270	**Your Ref:**	P/2026/0270
Date:	26 May 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0270 - LAND ADJACENT TO 19, LOWER SCHOOL DRIVE, RUABON, WREXHAM, LL14 6RP

CHANGE OF USE OF LAND FROM AMENITY LAND TO RESIDENTIAL GARDEN

It is noted that at the time of the original development of the housing estate a land contamination risk assessment was carried out and some plots required a clean cover system placed in garden areas (800mm of soil). Number 19 was plot 14 and that property did not require a clean cover system, however the testing undertaken to establish this was only done in the existing garden area. On the basis that this proposal is to extend the garden area it will be necessary to establish if the additional land to be incorporated into the garden area requires remediation. I would recommend that the following conditions and informative note 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.

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.



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Stacey Inglis
Contaminated Land Officer