# MEMORANDUM

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| **From:** | Angela Roberts<br>Contaminated Land Officer | **To:** | Jenni Perkins<br>Senior Planning Officer |
| **Our Ref**: | P/2026/0240 | **Your Ref:** | P/2026/0240 |
| **Date:** | 18 June 2026 | **No. of Pages:** | 2 |

**TOWN AND COUNTRY PLANNING ACT 1990**

**P/2026/0240 LAND ADJACENT TO GREEN COTTAGE, THE GREEN, RUABON, WREXHAM, LL14 6DP**

**ERECTION OF 2 DWELLINGS**

It is noted that the proposed development is directly adjacent to a railway and the application form states the land was formerly railway buildings. Furthermore, the applicant of planning application P/2008/1208 indicated on that planning application that the potential for contamination was suspected for all or part of the site. Therefore, it will be necessary to condition any future consent to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions 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.



**.....**
**Angela Roberts**
**Contaminated Land Officer**