MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Tyler Fox Planning Officer
Our Ref:	P/2026/0370	**Your Ref:**	P/2026/0370
Date:	26 June 2026	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0370 39 CLIFTON AVENUE, BRYMBO, WREXHAM, LL11 5FS

ERECTION OF DETACHED GARAGE/WORKSHOP, ACCESS ALTERATIONS TO REAR AND FORMATION OF VEHICULAR ACCESS TO FRONT

In light of the known contamination issues at the site I would recommend that the same level of gas protection measures that were incorporated into the original house (Characteristic Situation 2) are installed in the new garage/workshop. The following condition and note to applicant should be placed on the permission if granted.

Site Specific Condition
Landfill gas protection measures should be provided in all new buildings. Details of the remediation measures should be provided to the Council and agreed prior to the commencement of works on site. The remediation works should be validated in writing by an independent third party and copies provided to the Council for approval.

Site Specific Note to Applicant
It is acceptable to the Council to provide the same remediation measures as used in the original development, however the design details and validation details should be confirmed in writing to the Council. Should you require any advice on this issue please contact the Council's Contaminated Land Team on 01978 298771 or contaminatedland@wrexham.gov.uk

Should you have any queries regarding the above then please contact me on Ext. 8771.

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Angela Roberts
Contaminated Land Officer