MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0373	**Your Ref:**	P/2026/0373
Date:	21 July 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0373 LAND ADJACENT TO 19, CHURCH STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 2BN

DISCHARGE OF CONDITIONS 4 (REMEDIATION), 5 (SITE SAFETY) AND 8 (MATERIALS) OF PLANNING PERMISSION P/2023/0679

Having reviewed the following reports submitted with the above application and the planning consultation response provided by The Coal Authority dated 20 July 2026, I can confirm that I am satisfied with the gas risk assessment undertaken and the conclusion that no gas protection measures to mitigate from coal mine gas is required (it is noted radon protection is required, however this is within the remit of Building Regulations and is not considered further here).

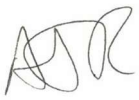
- GeoInvestigate, Rotary & Ground Gas Monitoring Site Investigation Report, 19 Church Street, Rhos, Wrexham, LL14 2BN, June 2025, Ref: G25148a
- GeoInvestigate, Gas Addendum Letter Report, 19 Church Street, Rhos, Wrexham, LL14 2BN ,September 2025, Ref: G25148

It is stated in the Gas Addendum Letter Report in 2.2.2 that RH1 – RH3 were “sealed rapidly on completion, following drilling”, however it is not clear whether BH1- BH3 have been sealed (the report refers to BH1 – BH5 but I believe this may be an error), neither is it stated in the Site Investigation Report.

Whilst no gas risks have been identified at the time of the monitoring being undertaken, BH1 – BH5 have potentially created direct pathways and should be sealed.

I would therefore recommend that Condition 4 can be discharged but Condition 5 is not discharged until details are submitted to the Council confirming that BH1 – BH3 have been sealed and those details have been reviewed and confirmed to be sufficient.

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



……
Angela Roberts
Contaminated Land Officer