MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sarah Stuba Planning Officer
Our Ref:	P/2026/0532	**Your Ref:**	P/2026/0532
Date:	15 September 2026	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0532 LAND SOUTH OF PINECROFT AT, AFONEITHA ROAD, PEN-Y-CAE, WREXHAM, LL14 2PF

ERECTION OF 8 DWELLINGS

Due to the potential for contamination issues as a result of historical use (e.g. smelter works, colliery and iron wastes) of the land in this area it will be necessary to condition any future consent to ensure that any potential contamination issues are adequately dealt with.

In addition, there is a risk of mines gas being present which could impact the 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 then appropriate remedial measures put in place where required.

I would recommend that the following conditions and informative note be applied to any future consent that may be granted.

Conditions

EN01 008R PHASED INVESTIGATION - LAND CONTAMINATION

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.

EN03 008R Validation 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

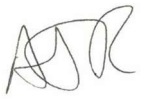
Site Specific Land Contamination Assessment Condition – Mines Gas Risk Assessment

No development shall take place until a mine 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.

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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Angela Roberts
Contaminated Land Officer