MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2026/0577	**Your Ref:**	P/2026/0577
Date:	07 October 2026	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0577 – ERECTION OF MENAGE, 4 NO STABLES AND HAY STORE AND FORMATION OF TRACK

LAND NORTH OF, TALWRN ROAD, COEDPOETH, WREXHAM

It is noted that the above site is currently subject to a Section 59 Notice issued under the Environmental Protection Act 1990 by Natural Resources Wales (NRW). This is due to significant unauthorised waste deposits which appears to comprise a mixed waste stream. The Section 59 Notice requires the removal of all waste materials from the site by 30 October 2026. The deposition of significant mixed wasted deposits has the potential to cause significant land contamination.

The applicant is required to provide the following information:

- Evidence of full compliance with the Section 59 Notice for the removal of all waste materials from the site.
- A desk study and intrusive site investigation of the land after the removal of all waste materials from the site to assess if contamination of the underlying ground has occurred. The contamination assessment must be carried out by an appropriately qualified environmental consultant and be in accordance with current authoritative guidance and best practice.

The Contaminated Land Team requires the information, detailed above, to be submitted for our written approval pre-determination of the application. A pre-commencement condition is not appropriate in this instance due to the unauthorised deposition of waste materials. We therefore recommend refusal of the application.

Stacey Inglis
Contaminated Land Officer