

CYNGOR SIR POWYS COUNTY COUNCIL

Gyfarwyddiaeth Gwasanaethau Cymunedol/ Community Services Directorate
Gwarchod y Cyhoedd / Public Protection
Iechyd yr Amgylchedd/ Environmental Health Services

MEMORANDUM

To: Kate Bowen

From: David Jones Senior Contaminated Land Officer
Environmental Health Department

Date: 26th January 2021

Our ref: WK202016370

Application ref: 20/2043/FUL | Siting of holiday log cabin for holiday use,
formation of vehicular access & all associated works. | Coedfryn
Llanwddyn Oswestry SY10 0LZ

It is noted that the proposed development is situated on land indicated as being within 150m of a former landfill which represents a potential high risk source of contamination.

Based on the proximity to potential contaminated land, the sensitivity of the residential/holiday development, and an absence of appropriate supporting information, the application should be refused until such time as the applicant demonstrates that potentially significant liabilities have been assessed and understood.

Planning Policy Wales s.6.9.19 states:

'Where land contamination issues arise, the planning authority will require evidence of a detailed investigation and risk assessment prior to the determination of the application to enable beneficial use of land, unless it can already be established that remedial measures can be employed¹⁵⁵. Where it is known that acceptable remedial measures can overcome contamination, planning permission may be granted subject to conditions specifying the necessary measures and the need for their implementation, including provision for remediating any unexpected contamination which may arise during construction. If contamination cannot be overcome satisfactorily, the authority may refuse planning permission.'

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David Jones

Senior Contaminated Land Officer

cc. building.control@powys.gov.uk