MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Sarah Brett Senior Planning Officer
Our Ref:	P/2024/1040	**Your Ref:**	P/2024/1040
Date:	26 June 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2024/1040 – DISCHARGE OF CONDITIONS 3 (MATERIALS), 5 (ARBORICULTRUAL METHOD STATEMENT), 6 (LANDSCAPING), 9 (CONTAMINATION), 15 (SERVICE DELIVERY MANAGEMENT PLAN), 16 (CONSTRUCTION MANAGEMENT PLAN), 17 (BIODIVERSITY) AND 18 (BROADBAND INFRASTRUCTURE) OF PLANNING PERMISSION P/2022/0306

SITE OF WYNNSTAY TECHNOLOGY PARK SOUTH OF, LLANGOLLEN ROAD, RUABON, WREXHAM

The following report has been submitted to discharge condition (9) of planning permission P/2022/0306:

- GroundSolve Ltd, Wynnstay Technology Park, Ruabon – Summary Report. Ref GSL3089R01. Dated 22 April 2024

The above report has been read in conjunction with the previous information submitted in support of planning application P/2022/0306:

- Unknown Author, Preliminary Risk Assessment for Land at Wynnstay Technology Park, Ruabon. Ref 2387. Dated 25/07/1019.
- Groundsolve Ltd, Wynnstay Technology Park, New Housing Development Geo-Environmental Report. Ref 2387. Dated October 2020

In section 1.4 of the Summary Report it states that it should be read in conjunction with previous reports undertaken at the above site, however the following three reports have not been submitted:

- Phase I Preliminary Risk Assessment (Ref: 2949, issued August 2023)
- Phase II Geo-environmental Report (Ref: 2949, issued September 2023)
- Phase II Geo-environmental Report (Ref: 3060, issued March 2024)

Please can a copy of the above reports be provided to enable a full review of all of the contamination assessments undertaken at the site?

I cannot consider the discharge of Condition 9 until I have received a copy of the outstanding reports.

Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer