MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2024/1367	**Your Ref:**	P/2024/1367
Date:	08 November 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1367 BRYMBO IRON AND STEEL WORKS, NEW HIGH STREET, BRYMBO, WREXHAM, LL11 5AX

DISCHARGE OF CONDITIONS 3 (REMEDIATION) AND 5 (ARCHAEOLOGY) OF PLANNING PERMISSION P/2023/0624

I have reviewed the report 'GroundSolve Ltd, Remediation Strategy for Brymbo Heritage Centre – New Development at the Machine Shop, GSL3156R01, Version 1, 27 August 2024, Final'.

It should be noted that geotechnical, flood risk and radon matters are not within the remit of this Team and therefore my comments are only in relation to the land contamination assessment.

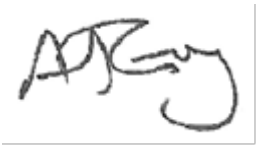
It is noted that table 4.1 doesn't refer to the Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Chrysene and Dibenzo(ah)anthracene contamination detailed on p10 which was found during the 2024 investigation in April – these contaminants are however referred to later under the Dust section of 4.3. It is accepted that this doesn't change anything in regard to the overall conclusions and recommendations so nothing further is required on this matter.

If the development and remediation works is carried out in phases the method of working should ensure no cross contamination occurs to remediated areas from the un-remediated areas e.g. as a result of vehicle movements tracking material around.

Please note the verification report should also detail what measures were put in place to protect water supply pipes, if it was deemed un-necessary to introduce such measures then the explanation for this should be provided.

Overall I am in agreement with the conclusions and recommendations of the report and can therefore recommend the discharge of condition 3. It is recommended that the advice in the above 2 paragraphs is passed on to the developer so that they can inform the appropriate people.

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



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Angela Guy
Contaminated Land Officer