MEMORANDUM

From:	Angela Guy Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2024/1560	**Your Ref:**	P/2024/1560
Date:	13 December 2024	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

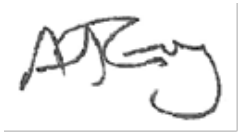
P/2024/1560 LAND SOUTH OF, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

DISCHARGE OF CONDITIONS 3 (CONSERVATION PLAN), 5 (CONTAMINATION), 6 (VALIDATION REPORT), 7 (MONITORING PLAN), 10 (DRAINAGE), 11 (DRAINAGE), 16 (ACCESS) AND 17 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN) OF PLANNING PERMISSION P/2022/0057

Apologies for the delay in responding to this consultation. I have reviewed the report prepared by Intelligent Ground Solutions ' Geo-Environmental Assessment, Land off Bridge Road, Wrexham Industrial Estate, Wrexham, LL13 9PS, for Hero Future Energies, 01 October 2024, Report Ref: 24/4219.A'. I can confirm that the report is sufficient however before recommending the discharge of condition 5 a Remediation & Verification Strategy as outlined in the recommendations of the report should be submitted to the Council for approval. The requirement or not for upgraded pipework for a new water supply should be detailed in the remediation requirements too. I cannot recommend the discharge of condition 6, no remediation report has been submitted with this application and this can't be done until the development is completed.

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.

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



……

Angela Guy
Contaminated Land Officer