MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2025/0185	**Your Ref:**	P/2025/0185
Date:	03 April 2025	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0185 LAND AT BORDER RETAIL PARK, WREXHAM, LL13 8NG

DISCHARGE OF CONDITIONS 5 (CONTAMINATION) AND 7 (BIODIVERSITY) OF PLANNING PERMISSION P/2024/1174

Apologies for the delay in responding to this consultation. I have reviewed the report prepared by Groundtech Consulting 'Geo-Environmental Appraisal, Costa Drive Thru, Wrexham, for Brian Clancy Higby Partnerships, February 2024, Report Ref: GRO-23255-4945, Final, Revision 1.1 12 March 2024'.

I can confirm that the report is sufficient and note there is a recommendation for landscaped areas to have a minimum of 300mm clean topsoil placed to act as a growing medium. Based on these minimal remediation works it would not be proportionate to require a separate Remediation Strategy therefore I can recommend the discharge of condition 5.

Please note that Condition 6 requires a Validation Report to be prepared to demonstrate the remediation measures have been installed.

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.

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Angela Roberts
Contaminated Land Officer