MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2025/0380	**Your Ref:**	P/2025/0380
Date:	23 May 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0380 124 RHOSNESNI LANE, WREXHAM, LL12 7NB

DISCHARGE OF CONDITIONS 3 (LIGHTING), 4 (SAMPLES), 5 (DRAINAGE) ,6 (CONTAMINATION), 7 (VALIDATION REPORT), 8 (BIODIVERSITY), 9 (BOUNDARY TREATMENT),10 (CONSTRUCTION TRAFFIC MANAGEMENT) AND 11 (SERVICE DELIVERY MANAGEMENT PLAN) OF PLANNING PERMISSION P/2022/0181

I have reviewed the following report/documents:

- Land to the rear of 120 Rhosnesni Lane, Wrexham, Phase 1 Contaminated Land Assessment, For: Cliftons of Wrexham Fund, August 2024, R3341-R01-v1, prepared by Smith Grant LLP'
- Groundsure Screening Report, Grid reference: 334620 351411, Reference: XP-RJ1-5863225, Date: 8 March 2019

The reports are satisfactory and I am in agreement with the conclusion that further investigation is required in the form of a limited intrusive (phase 2) investigation. If no significant contamination concerns are identified from the phase 2 investigation and no remediation works are required then I will be able to recommend the discharge of condition 6. If remediation works are required then a remediation strategy will need to be approved before the discharge of condition 6 can be recommended. Until these further works have been completed I am not in a position to recommend the discharge of condition 6.

If remediation works are required then these will need to be completed and validated. A Verification Completion Report would need to be submitted for approval for the discharge of condition 7, therefore at this time condition 7 should not be discharged either. If no remediation works are required then condition 7 should not be discharged until the development is completed so that should any unforeseen contamination be identified this can still be remediated and validated.

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



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Angela Roberts
Contaminated Land Officer