MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sharon Holman Planning Team
Our Ref:	P/2025/0446	**Your Ref:**	P/2025/0446
Date:	12 June 2025	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0446 DISCHARGE OF CONDITIONS 4 (CONTAMINATION), 6 (BIODIVERSITY) AND 7 (BICYCLE PARKING) OF PLANNING PERMISSION P/2024/1020

1 SALOP ROAD, WREXHAM, LL13 7AF

The Contaminated Land Team has reviewed the following reports which have been submitted with this planning application.

- Intelligent Ground Solutions, Phase II Contaminated Land Site Assessment, for DT Filling Stations Ltd, 13 December 2024, Report Ref: 24/4495.2.1, Geo^2
- Intelligent Ground Solutions, Supplementary Investigation Report, Land at 1 Salop Road, Wrexham, for DT Filling Stations Ltd, 11 April 2025, Report Ref: 25/4495.3.1, Geo^2
- Intelligent Ground Solutions, Remediation and Verification Strategy, Land at 1 Salop Road, Wrexham, LL13 7AF, for DT Filling Stations Ltd, 30 May 2025, Report Ref: 25/4495.4.1, Geo^2

I can confirm that in regard to the assessment of potential land contamination concerns we agree with the findings and recommendations of the Phase II and Supplementary Investigation reports. Furthermore I can confirm that the Remediation and Verification Strategy is sufficient, although it should be noted that there is Welsh guidance in regards to the testing of imported soils and this should be adhered to, not the guidance detailed in section 9.0 and 14.0. Based on the above, I can recommend the discharge of condition 4.

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



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Angela Roberts
Contaminated Land Officer