MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2025/0380	**Your Ref:**	P/2025/0380
Date:	18 June 2025	**No. of Pages:**	1

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

Further to my memo dated 23 May 2025 I have reviewed the following report and can confirm that it is satisfactory and sufficient, and that I am in agreement with the findings. As no remediation work is required I can recommend the discharge of both conditions 6 and 7.

- Land to the rear of 120 Rhosnesni Lane, Wrexham, Phase 2 Contaminated Land Assessment, For: Cliftons of Wrexham Fund, October 2024, R3341-R02-v1, prepared by Smith Grant LLP'

Please note that the following documents uploaded onto the planning portal are not applicable to the discharge of conditions 6 & 7:

- The document uploaded on the 30/04/2025 which is described as 'Condition 6 and 7 Contamination/Validation Report' is a quotation from the consultancy Smith Grant LLP for the contamination assessment and is therefore not of relevance to the discharge of the conditions; and
- The document uploaded on the 09/05/2025 which is described as 'Condition 6 and 7 Contamination/Validation Report' is a Coal Mining Search Report and is therefore not applicable to conditions 6 & 7.

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



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Angela Roberts
Contaminated Land Officer