

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Head of Service - Development
Management

Our Ref: P/2024/0303

Your Ref: P/2024/0303

Date: 19 June 2024

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/0303 DISCHARGE OF CONDITIONS 3 (CONTAMINATION), 5 (BIODIVERSITY), 6 (ARBORICULTURAL METHOD STATEMENT), 7 (CONSTRUCTION ENVIRONMENT METHOD STATEMENT) AND 8 (MATERIALS) OF PLANNING PERMISSION P/2022/0914

CWRT PENTWMPATH LLAY WREXHAM

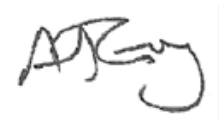
Further to my Memo dated 30 May 2024 I have reviewed the full copy of the following report and can confirm that I have no further comments.

- Coopers, Site Investigation Report for land at Cwrt Pentwmpath, Llay, Reference: 7962si, dated 21 December 2022, for Castlemead Group Limited.

As previously stated I am in agreement with the findings and recommendations within the reports and note that no specific remedial actions are required and can now recommend the discharge of condition 3.

Whilst no clean cover system is required it is possible imported topsoil might be brought to the site for other purposes, if that is the case then verification of this to ensure it is suitable for use will be required. In addition there is the possibility of unforeseen contamination and should this be encountered then works in the area should stop whilst assessment of the ground and consultation with the Contaminated Land Team takes place. A validation report is required for the discharge of condition 4, this should detail these works where relevant or provide confirmation that they were not relevant.

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

A handwritten signature in black ink, appearing to read 'Angela Guy', enclosed within a thin black rectangular border.

Angela Guy
Contaminated Land Officer