

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 28 May 2024 13:04
To: planning_admin
Cc: North Planning; Jenni Perkins
Subject: P/2023/0894 - Land At, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT (D.O.C 3,4,6,7,8,10) V2 - NRW Response NRW:06883231
Attachments: P-2023-0894 Response CAS-248048-X2D7 (1).pdf; V3 P-2023-0482 Land at Ash Road, Wrexham Industrial Estate.docx.pdf

CAS-256137-S7R2 - (P/2023/0894) Land At, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT (D.O.C 3,4,6,7,8,10) V2

Dear Jenni,

With reference to your query, we can provide the following clarification:

Within our letter (CAS-242655-Y5V2 dated 01/12/2023), see Contaminated Land section on pages 1-2, we requested a condition in relation to '*Unsuspected Contamination*' which the LPA listed as Condition 9 on the decision notice P/2023/0482:

'9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.'

As we did not request (conditions 7: contamination) & (condition 8: remediation), we have not provided comment on these conditions within our response (CAS-248048-X2D7 dated 09/02/2024).

Within our letter referenced (CAS-242655-Y5V2: page 1) in relation to application (P/2023/0482) we reviewed the 'Ground Investigation Report (Ipsen East, Phase 1 & 2 Ground Investigation Report. 14 July 2023. Ref: 2867/01 Rev A, prepared by GroundSolve Ltd' and considered the report to satisfactory and this is why we did not request any conditions (as detailed within Conditions 7 & 8) of your decision notice, but instead we requested the condition in relation to '*unsuspected contamination*' listed on your decision notice as Condition 9.

Within our response (CAS-248048-X2D7 on page 1) in relation to (P/2023/0894), we advised that: '*The conditions in respect of unsuspected contamination should remain in place throughout the development,*' which relates to Condition 9 on the decision notice.

Therefore to clarify, we have no comments to provide in relation to the discharge of conditions 7 & 8 and our advice provided within letter CAS-248048-X2D7 still stands.

I have attached our responses which I referred to above to for ease of reference.

I trust this response is of some assistance.

Yours Sincerely,

Debra Renshaw MBA, BSc(Hons)

Cynghorydd Cynllunio Datblygu /Development Planning Advisor

Rhif Gwasanaeth Cynghori Cynllunio Datblygu / Development Planning and Advice Service

Rhif ffôn /0300 065 3928

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



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