

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Amy Brittain
Planning Officer

Our Ref: P/2023/0562

Your Ref: P/2023/0562

Date: 02 October 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0562 – DISCHARGE OF CONDITIONS 4 (CONTAMINATION), 5 (VALIDATION REPORT), 8 (METHOD STATEMENT) AND 9 (BIOSECURITY) OF PLANNING PERMISSION P/2022/0979

BROTHER INDUSTRIES, VAUXHALL INDUSTRIAL ESTATE, RUABON, WREXHAM, LL14 6HA

I have reviewed the report 'Brother Industries, Environmental Investigation Report, for Portable Venues (Group) Limited (Smart Space), Report: IN23886 CL 001', dated July 2023, prepared by Subadra Consulting Limited. It should be noted that any geotechnical, flood risk or radon matters which are covered in the report have not been reviewed here as they are not within the remit of this Team, my comments are only in relation to the land contamination assessment.

It is recommended that authoritative guidance is carefully followed when undertaking contamination risk assessments as some areas of the investigation are limited in scope (e.g. one gas monitoring round on the day of the installation) and details on some aspects within the report are lacking (such as the interpretation of the chemical analysis results). Notwithstanding that, due to the nature of the proposed development and lack of any significant contamination concerns highlighted in the desk study, I consider the investigation and report to be sufficient and am in agreement with the conclusions and recommendations of the report i.e. no remediation works are required. Consequently I can recommend that conditions 4 and 5 are discharged.

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

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

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Angela Guy
Contaminated Land Officer