

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Officer

Our Ref: P/2023/0247

Your Ref: P/2023/0247

Date: 10 July 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0247 The Racecourse, Mold Road, Wrexham, LL11 2AH

DISCHARGE OF CONDITIONS 5 (CONSTRUCTION MANAGEMENT PLAN), 6 (CONTAMINATION) AND 10 (PILING) OF PLANNING PERMISSION P/2022/0725

The following letter has been reviewed:

- Ramboll to Matthew Phillips, dated 2023/06/05, Doc ID RUK2021N00485-RAM-RP-00026 / Version 0.1

The letter provides a response to queries raised in my Memo dated 31 May 2023.

I can confirm that satisfactory responses have been provided to all my queries listed 1 to 5.

It is noted there is an intention to provide further details of the removal of the mound in the Verification Report (condition 7). It is also noted that with regard to the hydrocarbon contamination potential further works could take place at the verification stage, this could be detailed as an option with the verification plan as part of the LQMS as a precautionary approach, however the Council does not absolutely require this as I consider the human health risk assessment works undertaken to be satisfactory.

As detailed in my previous Memo based on NRW recommending assessment of the site I trust they will be providing a response in relation to controlled waters risk assessment.

I note that the P/2023/0247 application is for the discharge of conditions 5, 6 and 10, however as previously advised my review of information submitted is only in regard to land contamination concerns (condition 6), the other matters are outside of my remit.

I can recommend the discharge of condition 6 parts I, II and III, but not part IV in regard to human health risk assessment at this time, as mentioned above comments on the controlled waters risk assessment is expected to be from NRW. It is recommended that the LQMS is submitted for the discharge of condition 6 part IV. The LQMS should provide details on the need or otherwise of imported soils for the above ground planters and tree pits which are proposed for the public realm area and the testing of that material. On receipt of a satisfactory LQMS we will be able to recommend the discharge of condition 6 parts IV.

We agree, from a human health perspective, that a Remediation Options Appraisal and Long Term Monitoring Plan (condition 8) are not necessary based on the findings of the assessment to date.

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.

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Angela Guy
Contaminated Land Officer