

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Jenni Perkins
Planning Officer

Our Ref: P/2023/0482

Your Ref: P/2023/0482

Date: 22 August 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

LAND AT ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

CONSTRUCTION OF MANUFACTURING FACILITY AND ASSOCIATED CAR PARKING AND LANDSCAPING

The following report has been reviewed:

- Ipsen East, Phase 1 & 2 Ground Investigation Report 2867/01 Version 1, 14 July 2023, Revision A, prepared by GroundSolve Ltd for Ipsen

I consider the report to be sufficient, although clarification on the findings of the asbestos assessment are required, in section 11.1 it is stated 12 asbestos tests were undertaken but then concludes that 1 of the 6 samples had asbestos, should this be 1 of the 12?

Please note NPPF (which is referred to in section 6.1) applies to England, in Wales it is Planning Policy Wales (PPW).

The report covers geotechnical matters and radon, however I have not reviewed those elements of the report as they are not within my remit.

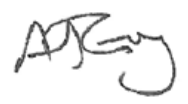
I would recommend the following site specific condition is applied should permission be granted.

Site Specific Condition - UNIDENTIFIED CONTAMINATION

Should any previously unidentified contamination be found during the construction work then works in that area should cease and a contamination assessment undertaken. The findings should be reported to the Local Planning Authority and any next steps agreed with the Local Planning Authority prior to works re-commencing in that area. Should remediation be

required then the site shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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