

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Rhian Chitty
Planning Officer

Our Ref: P/2023/0034

Your Ref: P/2023/0034

Date: 11 May 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0034 Land At Unit 108, Abbey Road South, Wrexham Industrial Estate, Wrexham, LL13 9RF

DISCHARGE OF CONDITIONS 3 (CONTAMINATION), 6 AND 7 (ECOLOGY) AND 11 (HIGHWAYS) OF PLANNING PERMISSION P/2020/0099

Further to my Memo dated 28 February 2023, the following report has been submitted with the planning application:

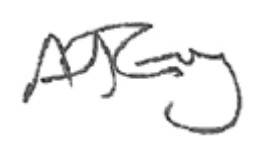
- 108 Abbey Road South, Wrexham Industrial Estate, Stage 2 Contamination Assessment for J&M Properties prepared by Smith Grant, April 2023

The Stage 2 risk assessment is sufficient and I concur with the findings of the report. No remediation works are required, however appropriate health and safety measures should be in place during construction works, in particular they should take into consideration potential risks from asbestos.

I can recommend the discharge of condition 3. A verification report should be submitted for condition 4 in due course, whilst no remediation works were required there is no specific verification, however it should detail whether any unforeseen contamination was found, and whether any further measures in regard to asbestos were required.

Please note radon, geotechnical and drainage matters are not within the remit of the Contaminated Land Team therefore these parts of the report have not been reviewed or commented on.

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