

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0491

Your Ref: P/2023/0491

Date: 07 September 2023

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0491 Builders Yard To Rear Of 27, Poyser Street, Wrexham, LL13 7RT

DISCHARGE OF CONDITION 4 (CONTAMINATION) OF PLANNING PERMISSION P/2018/0749 AND CONDITION 2 (SAMPLES) OF RESERVED MATTERS

I have reviewed the report 'Phase 1 & Phase 2 Report: 27 Poyser Street, Wrexham, 2919/R01 Version 1, 17 July 2023, prepared by GroundSolve Ltd for Mr T Fletcher.

It should be noted that geotechnical and radon matters are not within the remit of this Team and therefore my comments are only in relation to the land contamination assessment.

I am in agreement with the conclusions and recommendations of the report i.e. that:

- gas protection measures (Characteristic Situation 2) will be provided in the development,
- the proposed layout of the development mitigates potential risks from the limited land contamination found in the area of TP01 due to the area being hardstanding for the driveway, turning and parking area.

Accordingly I can recommend the discharge of condition 4.

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

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Angela Guy
Contaminated Land Officer