

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Rhian Chitty
Planning Officer

Our Ref: P/2023/0034

Your Ref: P/2023/0034

Date: 28 February 2023

**No. of
Pages:** 1

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

The following report has been submitted with the planning application:

- 108 Abbey Road South, Wrexham Industrial Estate, Stage 1 Contamination Assessment for J&M Properties prepared by Smith Grant, September 2022

The phase 1 risk assessment is sufficient and I concur with the findings of the report and the recommendation for intrusive investigation works. However, at this time it is not appropriate to discharge condition 3 as the next phase of investigation needs to be completed and a remediation strategy prepared (if needed), and this further work will require submission and approval by the Council under this condition.

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

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Angela Guy
Contaminated Land Officer