



Tier Consult Ltd

Richmond House, Sandpiper Court, Chester
Business Park, Chester CH4 9QZ
01244 684900

Our Ref : T2486/PJB/EJJ

24th November 2022

Helen Clarkson
CBRE Limited
10th Floor
One St Peters Square
Manchester
M2 3DE

Dear Helen

**NET WORLD SPORTS, WREXHAM
LAND SOUTH OF RIDLEYWOOD LANE AND EAST OF BRYN LANE
WREXHAM INDUSTRIAL ESTATE- LL13 9UT
DISCHARGE OF CONDITION 14**

We hereby refer to Planning Condition 14 in relation to Planning Reference Number P/2020/0167, pertaining to validation of site remediation and associated earthworks. For the avoidance of doubt the planning conditions is outlined below:

Condition 14

No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 13 have been satisfactorily carried out, has been submitted to and approved in writing by the local planning authority.

As you are aware, site remediation was not a requirement, reference our Executive Summary from Report Reference TE1456GIR1.2 FINAL (attached) and throughout the course of the remodelling of the earth to facilitate the development; together with the associated foundation and drainage construction, unchartered ground borne contamination was not in evidence.

In light of the above it is our considered opinion that Condition 14 can be formally discharged



We trust this meets your requirements, but should you have any queries, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. Barlow", enclosed within a large, loopy oval.

Philip J. Barlow

Director

BEng CEng MIStructE

Encs – Executive Summary of Site Investigation – Reference - TE1456GIR1.2 FINAL