

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2022/0049

Your Ref: P/2022/0049

Date: 26 January 2022

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0049 – LAND NORTH OF OAK ROAD WREXHAM INDUSTRIAL ESTATE

DISCHARGE OF CONDITIONS 4 (CONTAMINATION), 5 (CONTAMINATION), 6 (DRAINAGE), 8 (ECOLOGY) 15 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 16 (HIGHWAYS) 21 (HIGHWAYS) AND 22 (SERVICE DELIVERY MANAGEMENT PLAN) OF PLANNING PERMISSION P/2020/0679

I have reviewed the following report submitted with the planning application:

- SP Associates, Phase II Geotechnical Assessment Proposed Industrial Development, R & R Engineering Ltd, Report Number S1727, April 2021

The report relates to land south of the road as well as the land to the north which forms this planning permission. I can confirm that the report is satisfactory in regard to the above permission and I concur with the findings that no remediation works are required, I can therefore recommend the discharge of Condition 4.

I would recommend Condition 5 is not discharged at this time, it is possible some unforeseen contamination may be present. If unforeseen contamination is found during the development then consultation with the Contaminated Land Team at the Council on the assessment of it and agreement on what remedial works are required, if any, should take place before works continue. On completion of the development a validation report should be submitted to either confirm no remediation works were required, or to detail any assessment and remediation works that were required during the development to address previously unforeseen issues.

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'.

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Angela Guy
Contaminated Land Officer