

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Simon Greenland
Planning Officer

Our Ref: P/2021/0806

Your Ref: P/2021/0806

Date: 07 September 2021

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2021/0806 – DISCHARGE OF CONDITIONS 1 - 17 OF PLANNING PERMISSION P/2019/0716

LAND ON OAK ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9RG

The following contamination report has been submitted for the discharge of conditions 11 and 12 of planning permission P/2019/0716.

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

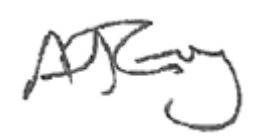
The report has been reviewed and I can confirm that it is sufficient and can therefore recommend the discharge of condition 11. The scope of intrusive work on site is limited however but it is clear there is limited made ground present and risks are minimal given the nature of the development.

Please note that I have not provided comments on the geotechnical assessment in the report as it is not within the remit of the Contaminated Land Team.

I cannot recommend the discharge of condition 12 until the development is completed to a stage where there is no longer a risk that any previously unidentified contamination could be encountered i.e. all earthworks, ground works, landscaping etc.. are complete. As stated in section 7.1.3 of the report, as with all brownfield sites, areas of potentially contaminated ground may become apparent during the construction phase, therefore if this does occur works should stop until the area is assessed and any remedial work required completed – if this does occur then the Contaminated Land Officer should be contacted to approve these works before they commence. These works would then subsequently need to be detailed

within the Validation Report and submitted for approval and discharge of condition 12. Should no such areas be found then the Report is still required to confirm this.

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