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05/05/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DARPARU AMODAU 05 (PARHAD), 09 (MANYLION SYLFAENOL) A 10 (DRAENIO) CANIATAD CYNLLUNIO P/2020/0625 / DISCHARGE OF CONDITIONS 05 (CONTAMINATION), 09 (FOUNDATION DETAILS) AND 10 (DRAINAGE) OF PLANNING PERMISSION P/2020/0625

LLEOLIAD / LOCATION: IPSEN BIOPHARM LTD ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 22/04/2021

We have no objection to the Discharge of Condition 05 (CONTAMINATION) OF PLANNING PERMISSION P/2020/0625. We have no comment to make on Discharge of Conditions 09 (FOUNDATION DETAILS) AND 10 (DRAINAGE) as submitted and provide the following advice.

The following report submitted in support of Condition 5 of P/2020/0625 has been reviewed.

- GroundSolve Ltd, Geo-environmental Report, Ash Road North, Wrexham Proposed New Building, Ref 2460 Dated March 2021.

The report provides an acceptable assessment of the site with regard to land contamination and controlled waters and based on the finding of the investigation remediation is not required.

The Geo-environmental Report (2460 Date March 2021) is considered sufficient to satisfy Condition 5 of P/2020/0625 in respect to controlled waters.

No remediation is required with regard to controlled waters therefore NRW have no comments to make with regard to Condition 6 and 7 of P/2020/0625.

If unexpected contamination is found during the course of the development, then Condition 8 of P/2020/0625 must be complied with.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site the Local Planning Authority may wish to re-consult Natural Resources Wales

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Rhys Jones

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales