

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Simon Greenland Planning Control Lead
Our Ref:	P/2020/0846	Your Ref:	P/2020/0846
Date:	04 January 2021	No. of Pages:	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2020/0846 Unit 71, Clywedog Road East, Wrexham Industrial Estate, LL13 9XE

Industrial Warehouse Building (Use Classes B1C, B2, B8) And New Vehicular Access, Car Park And Service Area

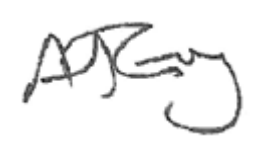
In relation to ground contamination concerns, I have considered the following documents submitted with the above planning application.

1. Existing site layout plan
2. Proposed site layout plan
3. Phase 1 and 2 Contaminated Land Assessment, Clywedog Road North, Wrexham, Proposed Industrial/Warehouse Unit for JCP Investments Limited prepared by Caulmert Limited, October 2020
4. Enviro + Geo Insight Report, prepared by Groundsure, 09/07/2020
5. Planning Statement, Clywedog Road North, Wrexham, Proposed Industrial/Warehouse Unit for JCP Investments Limited prepared by Caulmert Limited, October 2020

Whilst limited assessment has been undertaken in some areas identified as potential contamination risks in the Phase 1 assessment, overall, I consider the risks from ground contamination in relation to the proposed use to have been sufficiently assessed to demonstrate that any further contamination assessment or contamination remedial works will not be necessary.

As a result I have no further comments and do not consider any ground contamination related condition is warranted.

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