

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Matthew Phillips
Planning Control Lead

Our Ref: P/2020/0675

Your Ref: P/2020/0675

Date: 09 November 2020

**No. of
Pages:** 1

TOWN AND COUNTRY PLANNING ACT 1990

P/2020/0675 – DISCHARGE OF CONDITION 4 (CONTAMINATION) OF PLANNING PERMISSION P/2015/0843

LAND OFF ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE

The following document has been submitted:

- ESL Group, Ash Road South, Wrexham Ground Investigation Report, October 2019 prepared by Ian Farmer Associates Ltd

In principle I am in agreement with the findings of the revised report however note that it states the following and therefore confirmation of whether any significant changes have occurred over the 13 years since the original report was prepared should be provided.

7.4.7 In the absence of a significant source of contamination a pollutant linkage cannot be formed. The risks to the development from soil contamination would therefore be very low.

7.4.8 This is on the basis that there have been no significant changes to the site between the date of the original ground investigation and the date of this review report.

In addition, it is noted that elevated gas concentrations were measured on site during the original ground investigation and that further recommendations for additional monitoring have been made.

8.1.9 It is recommended that a continued programme of monitoring be carried out to comply more closely with these guidelines before final design is undertaken.

The results of the further gas monitoring should be provided to the Council for compliance with Condition 4, until this has been completed and details of remediation measures (if required) provided in a Remediation Strategy then I would not recommend the discharge of this condition.

Should you have any queries regarding the above then please contact me on Ext. 8771.

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Angela Guy
Contaminated Land Officer