

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: David Williams
Planning Control Manager

Our Ref: P/2020/0192

Your Ref: P/2020/0192

Date: 16 April 2020

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2020/0192 LAND AT JUNCTION OF BRYN ROAD AND HARWD ROAD, BRYMBO, WREXHAM

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2015/0204:
CONDITION 2 - SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS
CONDITION 4 - SUBMISSION OF SCHEME TO DEAL WITH POTENTIAL CONTAMINATION AT THE SITE
CONDITION 5 - SUBMISSION OF A VERIFICATION REPORT
CONDITION 19 - SUBMISSION OF SCHEME SHOWING SITE CONSTRUCTION DETAILS

The following report has been submitted in support of Conditions 4 and 5 of the above application.

- GeoSmart Information Ltd. EnviroSmart Plus Report, Brymbo Road / Harwd Road, Brymbo, Wrexham, LL11 5BW. Reference 72909R1. Dated March 2020.

Having reviewed the above report I can provide the following comments and I trust that they will be forwarded to the appropriate person(s). Please note that I have not provided comments on the geotechnical / ground stability aspect of the report as it is not within my remit.

The report is a desk study and site walkover, and I can confirm that I am in agreement with the conclusions and recommendations within the report:

- a *'proportionate programme of site investigation works to be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks'*.

It is a requirement of Condition 4 that the above works are undertaken and that the subsequent site investigation report is submitted to the Council for written approval. Please

note that I cannot recommend to the Planning Department to discharge Condition 4 until this report has been submitted and approved in writing and if deemed necessary agreed to any remedial proposals.

Furthermore, it is not possible to recommend the discharge of Condition 5 as it cannot be determined at this stage if any remedial works will be required thereby necessitating the submission of a verification report.

Should you have any queries regarding the above then please contact me on Ext. 8773.

PP

A handwritten signature in black ink, appearing to be 'DS' with a flourish.

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Dave Sharp
Building Control Lead