

M^cDyre & Co.

Our ref: GRB/HH/PC130
Your ref: P/2011/0339
Date: 7 February 2012

TOWN PLANNING CONSULTANTS PLANNING PROJECT MANAGERS

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L Isted Esq
Head of Community Wellbeing & Development
Wrexham County Borough Council
Lambpit Street
Wrexham LL11 1AR

Dear Mr Isted

PROPOSED ERECTION OF THREE BUILDINGS CONTAINING ELEVEN OFFICE/WORKSHOP UNITS AT MINERA BUILDING SUPPLIES LTD, FIVE CROSSES INDUSTRIAL ESTATE, MINERA, WREXHAM LL11 3RD - APPLICATION CODE: P/2011/0339

Condition 12 of the above planning permission states that no part of the development shall commence until a scheme to deal with potential contamination on the site has been submitted to and agreed with the Council.

On this particular site, we know as a matter of fact that it was once occupied by a public house, a terrace of houses (known as Victoria Terrace) and a further large detached house. I have enclosed OS plans from 1872/73 and 1963/64 which clearly show the terrace with a large dwelling at the southern end and a public house at the northern end.

For comparison purposes I have also enclosed an extract from the current UDP Proposals Map upon which I have outlined the site in red. It is clearly the same site as was occupied by Victoria Terrace and the public house in 1872/73 and in 1963/64.

We believe that the site was cleared in the late 1960s or early 1970s. Since then it has been in the applicant's ownership and has only ever been used for the storage of caravans.

It is therefore safe to assume that the likelihood of harmful contamination on this site is minimal, so a full contamination survey is not necessary. In that case we ask that you agree to discharge condition 12, except that the developers should continue to monitor the site whilst the development is being carried out.

It then follows that no remedial work is currently required, so it is not necessary to make any submission on condition 13.

An early reply will be much appreciated.

Yours sincerely

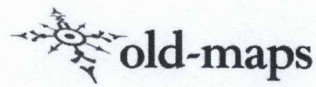


GLYN R BRIDGE
McDyre & Co
Enc.



Directors:- B C McDyre M.Sc. (Eng.), D.I.C., Dip.T.P., M.R.T.P.I., Chartered Town Planner, B. McDyre B.Sc.(Hons.)

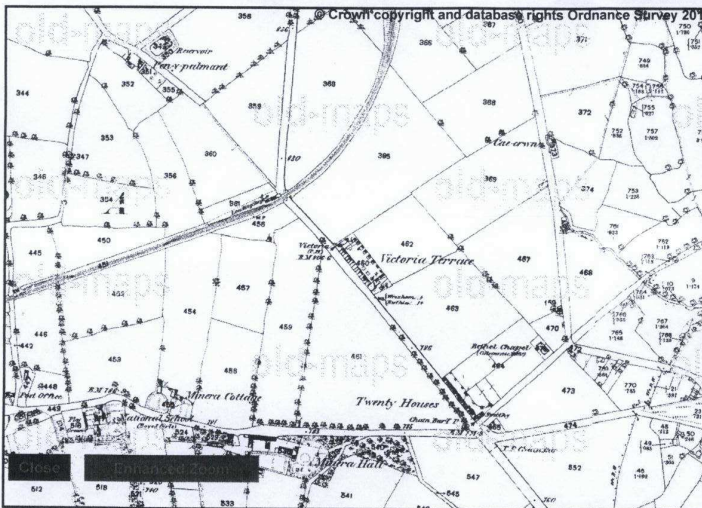
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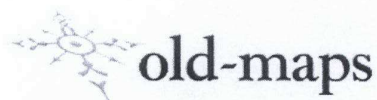
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