MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Tyler Fox Planning Officer
Our Ref:	P/2025/0494	**Your Ref:**	P/2025/0494
Date:	08 August 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0494 – DISCHARGE OF CONDITION 14 (VALIDATION REPORT) OF PLANNING PERMISSION P/2018/0674 (APP/H6955/A/19/3238474)

LAND NORTH OF, GATEWEN ROAD, NEW BROUGHTON, WREXHAM, LL11 6YA

The following information has been submitted to discharge condition 14 of planning permission P/2018/0674:

- Lichfields Letter, Land at Gatewen Road: Application to discharge condition 14 pursuant to outline planning permission ref. P/2018/067. Dated 23 June 2025
- Coopers (Chester) Ltd, Letter Report Re: Land at Gatewen Road, Wrexham – Soil Testing Following Asbestos Pipe Removal. Dated 25 March 2025

This additional information has been reviewed on conjunction with the previous contamination assessment submitted to discharge condition 13 of planning permission P/2018/0674:

- Coopers (Chester) Ltd, Site Investigation Report for land off Gatewen Road, Wrexham. Dated 24th September 2021.
- Coopers (Chester) Ltd, Letter Report Re: Ground Gas Monitoring Results for Land north of Gatewen Road, New Broughton, Wrexham. Dated 2nd November 2021

I can confirm that the validation of the asbestos pipe removal is satisfactory and that no further remedial works are required at this time. However, I cannot recommend the discharge of condition 14 until the completion of the development and having received written confirmation that no unexpected contamination was found during the course of the development. This was detailed in my memorandum dated 15 September 2022, please see below.

2. *Section 16.5 – I am in agreement that should any suspected contaminated soils or sources of contaminants be identified during the development that these will require*

further assessment, with the subsequent report being submitted to the Council for written approval.

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



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Stacey Inglis
Contaminated Land Officer