SP ASSOCIATES Geoenvironmental & Geotechnical Services
1 Market Place, Warwick, CV34 4SA

tel: 07831 389024
email: spassociates@hotmail.co.uk

22nd July 2025

Report: S1727-1

Design and Planning Associates Ltd,
Salop House,
13 Salop Road,
Oswestry,
Shropshire
SY11 2NR

Dear Sirs,

Re: **Land at Oak Road, Wrexham Industrial Estate, LL13 9RG – P/2019/0716**

We refer to the above site and Conditions 11 and 12 of the planning permission.

Condition 11 refers to the need to assess the nature and extent of any contamination and this was carried out as part of the Phase II Site Investigation (SP Associates, April 2021, Report S1727). That report concluded that no soil remedial works were necessary based upon an assessment of soil contaminant determinations measured against human health related GACs for an Industrial/Commercial land use.

Condition 11 further states that if contamination is found during the course of development then an additional scheme of remediation should be submitted and approved by the Planning Authority and the relevant parts of the site remediated in accordance with that scheme.

It is our understanding that no contamination was encountered during the development works and that, in association with the conclusions of the Phase II report, precludes the need for soil remedial works. Consequently, it is our view that Condition 12 has been satisfied.

Faithfully

Steven Peters B.Sc., M.Sc., C.Eng.

Director