MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Philip Mullineux Principal Planning Officer
Our Ref:	P/2024/1695	**Your Ref:**	P/2024/1695
Date:	14 October 2025	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2024/1695 LAND AT NATIONAL TRUST AND SOUTH OF, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

CONSTRUCTION OF FOOTPATH/CYCLEWAY AND BRIDGE

Further to my memo dated 08 May 2025, the following report has been submitted with the planning application.

- REFA letter report dated 09 October 2025 (ref: SCB/22094/04/A) 'Supplementary Investigations at Wrexham Road, Rhostyllen – National Trust Woodland'

I have reviewed the report and can confirm that it is satisfactory and I do not consider any further assessment works to be necessary for this application. The findings of the report outline that some contamination is present and it makes recommendations for remedial works. In light of this, it will be necessary to condition the consent, if granted, to ensure the remedial measures are implemented and verified. I would therefore recommend the following site specific condition.

Site Specific Condition - Verification Report

The land contamination remedial works detailed in the REFA letter report dated 09 October 2025 (ref: SCB/22094/04/A) *'Supplementary Investigations at Wrexham Road, Rhostyllen – National Trust Woodland'* shall be implemented. The site shall not be occupied/used until a Validation Report has been completed and submitted to and approved in writing by the Local Planning Authority.

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Angela Roberts
Contaminated Land Officer