MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Philip Mullineux Principal Planning Officer
Our Ref:	P/2025/0697	**Your Ref:**	P/2025/0697
Date:	03 November 2025	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0697 LAND AT WREXHAM GENERAL RAILWAY STATION, STATION APPROACH, WREXHAM, LL11 2AA

HYBRID PLANNING APPLICATION: A) FULL PLANNING PERMISSION FOR CHANGE OF USE OF WAREHOUSE TO CLASS B2 (BREWERY) AND THE CHANGE OF USE OF BUILDING TO A MUSEUM/TAPROOM/RESTAURANT/SHOP, AND B) OUTLINE PLANNING PERMISSION FOR A NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, PARKING FACILITIES AND COACH/TAXI DROP OFF (SOME MATTERS RESERVED)

In relation to land contamination, the following information has been submitted with the above planning application:

- Civic Earth, Wrexham Gateway, Wrexham – Sites A and B (Application Site) Phase 1 Desk Study, 3 July 2025, Wrexham County Borough Council, Status: P01 – Issue 1

I have reviewed the above report and can confirm that it is satisfactory, and I agree with the recommendations i.e. that an intrusive site investigation is required. I would recommend that all authoritative and relevant land contamination guidance is followed in the next phase of assessment, with particular regard to the potential contaminants of concern that may be present at the site due to the past former uses on and nearby (the Department of Industry Profiles are particularly helpful if identifying possible contaminants of concern).

Please note the remit of the Contaminated Land Team only extends to land contamination concerns, any other matters such as coal mining risk assessment or geotechnical issues have not been considered or commented on.

Due to the potential for land contamination to exist, I would recommend that the following conditions are applied to the planning consent if permission is granted to ensure that any potential contamination issues are adequately dealt with.

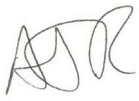
Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION
No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Informative

INF03 - SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.



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Angela Roberts
Contaminated Land Officer