# MEMORANDUM

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| **From:** | Angela Roberts<br>Contaminated Land Officer | **To:** | Sharon Holman<br>Planning Officer |
| **Our Ref**: | P/2025/0789 | **Your Ref:** | P/2025/0789 |
| **Date:** | 04 November 2025 | **No. of Pages:** | 2 |

**TOWN AND COUNTRY PLANNING ACT 1990**

**P/2023/0789 Site Of Wynnstay Technology Park, Llangollen Road, Ruabon, Wrexham, LL14 6EN**

**DISCHARGE OF CONDITION 8 (VALIDATION REPORT) OF PLANNING PERMISSION P/2019/0805**

The following report has been submitted for this planning application:

- GroundSolve Ltd 'Wynnstay Technology Park – Verification Report Area 1, GSL3224 Version 1, 13 October 2025, Final, prepared for Castlemead Group Ltd

I have reviewed the report and have the following queries:

1. It is not stated where the stockpile of subsoil came from? If it was site won then what area of the site was the soil taken from? Reference should be made to the site investigation report to demonstrate there was no contamination of concern in that area. If it was not site won then details of the source are required. It is noted that some photos of the subsoil do not appear to show a 'clean' subsoil i.e. just subsoil, they look like made ground, in particular plots 3, 9 and 10 (there were no photos of the subsoil from plots 1, 2, 4, 5, 7 so I can't comment on those).

2. It is stated the topsoil was site won, what area of the site was the soil taken from, reference should be made to the site investigation report to demonstrate there was no contamination of concern in that area.

3. Samples which are referred to in the report are listed below. Apart from the 4 soil samples which refer to specific plots (3, 5, 7 and 34) it is not clear which sample is from

where? It is assumed J1 – J6 are from the subsoil stockpile as the table of results on the last page of the report states those samples are subsoil. Clarification is required.

SP1 ES1, SP1 ES2, SP1 ES3
SP2 ES1
SP3 ES1
SP4 ES1
SP5 ES1, SP5 ES2
SP6 ES1
SP10 0.00 - 0.05m
SP401 (A) - 0.1m
SP401 (B) - 0.1m
SP401 (C) - 0.1m
J1, J2, J3, J4, J5, J6 (subsoil) 0.1m
Plot 3 0.00 – 0.40m
Plot 5, 0.00 – 0.30m
Plot 7 0.00 – 0.20m
TS Plot 34 – 0.15m

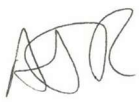
4. It is stated in section 4.5 that 22 samples of topsoil were analysed but there are results for 17 (not counting J1 – J6). Other than the table at the end of the report there are no lab results (certificates) for the samples called: SP10 0.00 - 0.05m and TS Plot 34 – 0.15m.

5. The photos do not specify whether the sample is from the front or back garden.

6. As all plots and the landscaped area have not been checked, there should be a statement confirming that all relevant plots have received the agreed cover system.

It is noted that the above report is for Area 1 only. As detailed in the Remediation Strategy (section 6.7 of the Additional Phase 2 Ground Investigation Report, GSL3060R01, dated 28/03/24) Area 2 requires topsoil to be placed in all garden and landscaped areas and that will be verified like in Area 1. As this has not yet been undertaken and given the above queries 1 – 6 require addressing to our satisfaction, I do not recommend the discharge of condition 8.

Should you have any queries regarding the above then please contact me on Ext. 8771.



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**Angela Roberts**
**Contaminated Land Officer**