MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Sharon Holman Planning Officer
Our Ref:	P/2025/0948	**Your Ref:**	P/2025/0948
Date:	02 February 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2025/0948 MORETON INN, RUABON ROAD, RUABON, WREXHAM, LL14 6PU

VARIATION OF CONDITIONS 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 15, 18 AND 22 OF PLANNING PERMISSION P/2023/0095 TO AMEND APPROVED PLANS – SUBSITUTION OF HOUSE TYPES AND AMEND WORDING OF CONDITION

The following contamination assessment report was submitted in support of planning application P/2021/0630 and now this current application (P/2025/0948) too. A revision to the report was also submitted with this current application, it is also listed below.

- GroundSolve Ltd., Geo-Environmental Report, Moreton Inn, Rhosllanerchrugog Proposed Housing. Dated May 2021 (Ref: 2478)
- GroundSolve Ltd., Geo-Environmental Report, Moreton Inn, Rhosllanerchrugog Proposed Housing. Revision A, For Tomoshomes Ltd, Dated December 2022 (Ref: 2804)

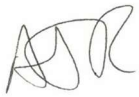
My original comments were as follows. The desk study did not indicate any potential contamination concerns however the findings of the intrusive site investigation identified an elevated concentration of lead in the topsoil of the sample from trial pit 03. Whilst a small scale investigation was initially sufficient based on the findings of the desk study, I am in agreement with the recommendations of the report which states further specific testing for lead is carried out in the vicinity of trial pit 03 to determine if the topsoil can be retained on site.

The revised report submitted details the findings of the additional investigation works and one of the new sample locations also has elevated concentrations of lead, and also zinc present (TP206). As a result the report recommends that the topsoil is not suitable for re-use as part of the on-site development works (section 9.4) and that it is disposed of off site to a suitably licensed waste disposal facility (section 8.6).

To comply with Condition 5 a Validation Report should be submitted in due course. This should contain detailed records of the works that demonstrate the topsoil has been excavated and removed to a suitably licensed facility. Evidence would include, but not be limited to, waste transfer notes, photographs, an explanation of the excavations undertaken, details of any stockpiles formed prior to the removal of the soils, and sufficient explanation to show that the material has been removed from site, and that there has been no cross contamination or confusion with other different stockpiles (if they exist).

Based on the above I do not have any concerns with the wording of Condition 4 being amended to reflect the sufficiency of the report and require that compliance is in accordance with the investigation undertaken.

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



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Angela Roberts
Contaminated Land Officer