MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0324	**Your Ref:**	P/2026/0324
Date:	03 July 2026	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0324 BRYMBO IRON AND STEEL WORKS, NEW HIGH STREET, BRYMBO, WREXHAM, LL11 5AX

DISCHARGE OF CONDITIONS 4 (VALIDATION REPORT), 7 (BIODIVERSITY) AND 10 (VENTILATION) OF PLANNING PERMISSION P/2023/0624

The Verification Plan within the Remediation Strategy prepared by GroundSolve dated 27/08/2024 detailed the validation works required for the above development.

Verification of Earthworks/Remediation & Imported Subsoil and Topsoil

No details have been submitted with this planning condition discharge application regarding this element of the remediation works.

Gas General Verification

The findings of the gas risk assessment and mitigation measures that were required and which were agreed with this Team were detailed in the Remediation Strategy report, along with the information required to verify the works.

It is not clear from the e3p Gas Membrane Inspection report dated 17th March 2026 ref: 18-630-V1 submitted with the above application that the mitigation works have been undertaken in accordance with the details described and agreed in the Remediation Strategy, particularly as there is no cross-referencing between the two documents and the Inspection Report does not contain any drawings either.

In light of the above observations, at this time, I would not recommend the discharge of condition 4.



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Angela Roberts
Contaminated Land Officer