MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0411	**Your Ref:**	P/2026/0411
Date:	03 July 2026	**No. of Pages:**	1

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0411 THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH

DISCHARGE OF CONDITIONS 6 (VERIFICATION REPORT) AND 7 (CONTAMINATION) OF PLANNING PERMISSION P/2025/0090

The Contaminated Land Team provided a recommendation for land contamination conditions, similarly, so did Natural Resources Wales (NRW), although the wording of our suggested conditions differ. Whilst it appears that the NRW conditions have been carried through and applied to the current permission granted, the Contaminated Land Team would still offer comments on the reports submitted. Please note, as NRW also requested land contamination conditions they will wish to review the report too and may have different or similar opinions.

I have reviewed the Verification Report (Part A – Groundworks) Rev P02 prepared by Buro Happold dated 16 June 2026 (WRX-BHX-KOP-ZZZ-GE-000301) and can confirm that I am satisfied with the report, consequently, from the perspective of the Contaminated Land Team at Wrexham CBC I can recommend the partial discharge of condition 6. It is noted the full discharge will be requested when the later report (Part B) is submitted for review.

The Contaminated Land Team did not request a condition similar to the wording of 7 which has been requested by NRW, we did not envisage long term monitoring would be required and based on the work undertaken consider that none is required. I consequently have no comments regarding the discharge of Condition 7.



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Angela Roberts
Contaminated Land Officer