From: Annabelle Miller
Sent: 10 July 2026 11:41
To: Jenni Perkins
Cc: Chris Potts <CPotts; Portia Banwell
Subject: P/2026/0364 - Colliers Park, Wrexham AFC training ground - query on Phase I report NRW:08545644

Good morning Jenni,

Please find attached the updated Ground Investigation Report dated July 2026 for the above application P/2026/0364 at Colliers Park.

This report should be read alongside the attached covering email from Brownfield Solutions. In this instance a standalone Phase I Geo-Environmental Assessment Report was not produced for this project, the relevant desk-based assessment has been undertaken as part of the overall Phase II Geo-Environmental Assessment report process. The relevant Phase I elements have been incorporated within the Phase II Geo-Environmental Assessment report, rather than being presented as a separate standalone report. This approach has been informed by available historical and environmental data and previous site investigations and avoids unnecessary duplication while ensuring that the environmental assessment process has been completed in full and that the report provides a comprehensive record of both the desk-based review and intrusive investigation.

I trust this clarifies the rationale behind the report format. Should you require any further information or clarification, please let me know.

Kind regards,

Annabelle

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