MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0364	**Your Ref:**	P/2026/0364
Date:	27 July 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0364 – ERECTION OF BUILDING FOR USE AS SPORTS TRAINING PAVILION (D2 - ASSEMBLY LEISURE)

COLLIERS PARK WREXHAM AFC TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW

The following reports have been submitted in support of planning application P/20526/0364:

- Brownfield Solutions Ltd – Wrexham FC Training Ground – Geotechnical Letter Report. Reference JL/C6579/15383 Rev A. Dated 31 March 2026.
- Brownfield Solutions Ltd – Wrexham FC Training Ground, Phase II Geo-Environmental Assessment Report. Reference JL/C6579/15586 Rev A. Dated July 2026.

Having reviewed the above reports, I have the following comments to make, and I trust they will be forwarded to the appropriate person(s). Please note I have note provided comments on the geotechnical or radon sections of the reports as it is not within the remit of the Contaminated Land Team.

- Brownfield Solutions Ltd – Wrexham FC Training Ground – Geotechnical Letter Report. Reference JL/C6579/15383 Rev A. Dated 31 March 2026.

No comments.

- Brownfield Solutions Ltd – Wrexham FC Training Ground, Phase II Geo-Environmental Assessment Report. Reference JL/C6579/15586 Rev A. Dated July 2026.

1. Section 2.1 – It is noted that the study area, identified on pp 42-45, does not match the planning boundary of P/2025/0364. There is a small section to the west which does not

appear to be included within the Phase II Geo-Environmental Assessment Report. This area should have been included within the assessment.

2. Section 2.3 and 2.5 – It is stated that no evidence has been identified of former landfills, however it is identified within the Groundsure report in appendix H that two historic landfills are within influencing distance:
    - On-site, a historic inert landfill known as 'Pont-Y-Capel Lane'.
    - 180m to the Southwest, a historic landfill known as 'Chester Road, Gresford'.

    The records held by the Council indicate that the above landfills are inert and were for the disposal of soils and overburden from the muck shift arising from road improvements to the A483.

    These landfills should have been identified as a potential source of contamination during the desk study phase of the contamination assessment. The Planning Department was informed in an email dated 10 July 2026 from Savills, that the Phase I elements of a desk study have been incorporated within the Phase II Geo-environmental Report, however many features of a desk study are not presented within the report, for example there is no initial conceptual site model. For future reference if presenting a combined report a full desk study must be included.

3. Section 8.7 – It is noted that the 'Pont-Y-Capel Lane' historic landfill has been considered within the ground gas risk assessment, but it is stated that it is located offsite. As discussed in Item 2 our records indicate that the landfill is located onsite, however given that the landfill is inert and was for the disposal of soils and overburden, further supported by the exploratory hole logs in appendix B, it is considered low risk.

4. Section 8.9 – I agree that all boreholes and monitoring installations should be decommissioned.

In conclusion, the Phase II Geo-Environmental Assessment Report did not cover the entire planning boundary of P/2026/0364, did not include a full desk study and did not identify the onsite historic inert landfill known as 'Pont-Y-Capel Lane', instead stating that it was located offsite. However, based on the information that the Council holds regarding the above landfills and the site investigation undertaken, including the chemical analysis results and the exploratory borehole logs, I am in agreement that no remedial works are required, with the exception of radon gas protection measures, which is covered by building regulations and not within the remit of the Contaminated Land Team.

I can therefore confirm that no contamination conditions are required should planning permission be granted.



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Stacey Inglis
Contaminated Land Officer