MEMORANDUM

From:	Stacey Inglis Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0488	**Your Ref:**	P/2026/0488
Date:	08 September 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0488 – ERECTION OF MULTI-STOREY CAR PARK AND ASSOCIATED ACCESS

BUILDING 7, IPSEN BIOPHARM LTD, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UF

The following report has been submitted in support of the above planning application:

- GroundSolve Ltd – Ipsen Multi-Storey Car Park – Phase I Preliminary Risk Assessment. Dated 25 June 2026

Having reviewed the report, I can provide the following comments:

1. Section 4.1 – It is not identified or discussed that the site is located on former MoD land used during WWII as a munitions factory, even though this was identified within the Groundsure report in appendix B and in previous investigations undertaken at the site. Due consideration should be given to this former use during the Phase 2 intrusive site investigation, such as in the design of the intrusive site investigation and the chemical analysis suite.

2. Section 7.4 – The potential on-site sources of contamination should include the sites former use as a munitions factory, as well as considering its location within Wrexham Industrial Estate and its current use as a car park.

3. Section 7.11 – The preliminary conceptual site model should be updated to include the sites former use as a munitions factory.

4. Section 8.2 – I am in agreement that an intrusive investigation is required. The proposed scope of works should fully assess the former use as a munitions factory, the sites location within Wrexham Industrial Estate and the chemical analysis suite should be expanded to

include a border suite of inorganic and organic compounds (as advised by NRW in their response dated 24 August 2026).

Recommended Conditions

Due to the potential for land contamination because of the former uses including a munitions factory and general industrial usage since becoming Wrexham Industrial Estate, I would recommend that any future planning consent is conditioned to ensure that any potential contamination issues are adequately dealt with. I would recommend the following conditions are applied to the above application if permission is granted.

Conditions

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION
No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

ZP02A VERIFICATION REPORT - CONTAMINATED LAND
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Informative

INF03 - SITE CONTAMINATION
Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.



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Stacey Inglis
Contaminated Land Officer