MEMORANDUM

From:	Angela Roberts Contaminated Land Officer	**To:**	Jenni Perkins Senior Planning Officer
Our Ref:	P/2026/0511	**Your Ref:**	P/2026/0511
Date:	15 September 2026	**No. of Pages:**	2

TOWN AND COUNTRY PLANNING ACT 1990

P/2026/0511 OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCLUDING ACCESS) FOR THE ERECTION OF ADDITIONAL FLOORSPACE WITHIN USE CLASS B2 AND/OR USE CLASS B8 AND ANCILLARY OFFICES, ALONG WITH ACCESS, CAR PARKING, SERVICE YARD, LANDSCAPING, ECOLOGICAL ENHANCEMENT AREAS AND ASSOCIATED WORKS

LAND EAST OF, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

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

- Curtins - Phase 1 Preliminary Risk Assessment at Wrexham Industrial Estate, dated 16 March 2026

This report was part of the pre-application application consultation pack and comments were provided in response to the pre application, these are as detailed on p31 of the Pre Application Consultation Report submitted with this planning application.

It was confirmed that the Contaminated Land Team agree with the conclusions and recommendations of the report (that an intrusive site investigation is required) and should a planning application be received for the above site then we would recommend the following conditions as a result of the former use as a fibreglass factory.

Conditions

EN01 008R PHASED INVESTIGATION - LAND CONTAMINATION

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.

EN03 008R Validation 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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Angela Roberts
Contaminated Land Officer