Ein cyf/Our ref: CAS-261475-P2D3
Eich cyf/Your ref: P/2024/1193

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 12 August 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: RHYDDHAU AMOD 3 (SAMPLAU), 4 (TIRLUNIO), 8 (DATGANIAD O DDULLIAU ADEILADU), 9 (ARCHEOLEG), 10 (ARCHEOLEG), 11 (HALOGIAD), 12 (ADRODDIAD DILYSU), 13 (DATGANIAD O DDULLIAU COEDYDDIAETH), 15 (GOLEUADAU), 16 (ECOLEG), 17 (DRAENIO), 18 (DRAENIO), 20 (ECOLEG) A 21 (SYLFEINI) CANIATÂD CYNLLUNIO P/2021/1057 / DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (LANDSCAPING), 8 (CONSTRUCTION METHOD STATEMENT), 9 (ARCHAEOLOGY), 10 (ARCHAEOLOGY), 11 (CONTAMINATION), 12 (VALIDATION REPORT), 13 (ARBORICULTURAL METHOD STATEMENT), 15 (LIGHTING), 16 (ECOLOGY), 17 (DRAINAGE), 18 (DRAINAGE), 20 (ECOLOGY) AND 21 (FOUNDATIONS) OF PLANNING PERMISSION P/2021/1057

LLEOLIAD/LOCATION: LAND OPPOSITE ST PETERS CLOSE, LLAY NEW ROAD, NEW RHOSROBIN, RHOSROBIN

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 29 July 2024.

We have concerns with the application as submitted. We do not recommend that your Authority fully discharges condition 11 or discharges condition 18 for the following reasons. We have no objection to the discharge of condition 21. We have no comment to make in relation to the discharge of conditions 3, 4, 8, 9, 10, 12, 13, 15, 16, 17 and 20.

Condition 11

We have reviewed the following submitted reports:

- St Peters Close, Rhosrobin Proposed Housing – Geoenvironmental Report. GroundSolve Limited, December 2021.
- St Peters Close, Rhosrobin Proposed Housing – Geotechnical Report. GroundSolve Limited, October 2021.

We have no objection to the partial discharge of condition 11 in relation to the site investigation aspect of the condition. However, we do not recommend that condition 11 is fully discharged yet, as the unsuspected contamination aspect should remain until all works are completed on site.

Condition 18

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our *Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation* (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

This application for the construction of 92 dwellings proposes connection of foul water to the mains sewer. We note that a Habitats Regulations Assessment screening test has been carried out in respect of planning application reference P/2021/1057, which confirms that the permit has been reviewed in respect of the Five Fords Wastewater Treatment Works and that Dŵr Cymru/Welsh Water confirmed that there is hydraulic capacity to treat the additional flows '*subject to measures subject to the implementations of a foul water drainage scheme.*', The HRA screening document states that this can be secured by planning condition.

However, there is insufficient information within the current submission to demonstrate that the "measures" referred to in the HRA screening document have been met. Therefore, we do not recommend that condition 18 is discharged until DCWW confirm to your authority that there is sufficient hydraulic capacity to treat the additional flows.

Condition 21

Section 8.7 of the Geoenvironmental Report confirms that the site has been greenfield agricultural land for over 150 years and the risk to controlled waters has been assessed as low – we agree with this assessment.

Whilst there is no reference to potential locations for piling foundations, given the low risk to controlled waters we would have no objection to the discharge of this condition.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.