Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-261872-Z7M3
Eich cyf/Your ref: P/2024/1175

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 15 August 2024

Dear Sir/Madam,

PROPOSAL: VARIATION OF CONDITIONS 2 AND 5 OF PLANNING PERMISSION P/2021/0676 TO AMEND ACCESS

LOCATION: LAND NORTH EAST OF MAELOR WORKS, CROSS LANES, WREXHAM, LL13 0UW

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 02 August 2024.

We have no objection to the variation of conditions 2 and 5 of planning permission P/2021/0676 as submitted and provide the following advice.

Flood Risk

Only minor changes are proposed – involving an additional section of permeable access road on the edge of Flood Map for Planning Zone 2 (Rivers). There is no ground recontouring proposed, however, we advise the importation of permeable hardcore for the access road should be kept to a minimum. Also, the upper road levels should be kept as close to existing ground levels as possible, to limit impact on any overland flow routes from any source.

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.

Yours faithfully,

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

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.