Ein cyf/Our ref: CAS-270589-D7H8
Eich cyf/Your ref: P/2024/1551

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 16 January 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: DISCHARGE OF CONDITIONS 3 (PROGRAMME OF BUILDING RECORDING), 4 (CONSERVATION PLAN) AND 5 (REMEDIATION) OF PLANNING PERMISSION P/2023/0674

LLEOLIAD/LOCATION: BRYMBO IRON AND STEEL WORKS, NEW HIGH STREET, BRYMBO, WREXHAM, LL11 5AX

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 December 2024.

We have concerns with the application as submitted. We do not recommend your Authority discharges Condition 5 for the following reasons. We have no objection to the discharge of Condition 4 and no comment on the discharge of Condition 3.

Condition 5 (Remediation)

We have reviewed the following report submitted in support of this discharge of conditions application:

- Remediation Strategy for Brymbo Heritage Centre – New Development at the Machine Shop. GroundSolve Limited, Report No.: GSL3156R01, August 2024.

In our response to planning application P/2023/0674 (our reference CAS-255652-K5L9, dated 22/05/2024), due to the previous use of the application site, we advised that a condition for a remediation strategy in the event of previously unidentified contamination being found during development should be attached to any planning permission granted.

With regards to controlled waters, we advise that this condition should remain until the development on site is completed, in case any contamination is found during the remainder of the development. We therefore do not recommend that this condition is discharged. We advise that you contact your Authority's environmental health department regarding the human health aspect of the submission.

Condition 4 (Conservation Plan)

We have reviewed the following reports submitted in support of this discharge of conditions application:

- Conservation Plan for Barn Owls, Reference EE.672.24d.RC, Version 3, dated 11/12/2024, Enfys Ecology Ltd
- Conservation Plan for Bats, Reference EE.672.24b.JF, Version 2, dated 24/10/2024, Enfys Ecology Ltd

We consider the submitted information to be satisfactory for the purposes of discharging Condition 4 and therefore have no objection to the discharge of Condition 4.

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.