Ein cyf/Our ref: CAS-281724-W6X9
Eich cyf/Your ref: P/2025/0442

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 11 June 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PRIOR NOTIFICATION FOR THE DEMOLITION OF FORMER GARAGE BUILDINGS AND FORECOURT CANOPY.

LLEOLIAD/LOCATION: MG GARAGE, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DW

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 29 May 2025.

We have considered your enquiry in relation to our Development Planning Consultations Topics document (September 2018). We advise the following matters are relevant to the proposal.

Land Contamination

We note that this development is on a site that was previously a commercial garage. There is no indication within the supporting information that excavation will occur, or removal of any underground tanks etc. On this understanding, we have no comments to make. If this is incorrect, then we wish to be re-consulted, with additional information detailing the extent of the excavation works.

Advice on environmental considerations and the assessments needed to support your planning application can be found on our external website.

- For advice on how to deal with possible land contamination on your development visit: http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/land-contamination/?lang=en
- For advice on how to protect groundwater at your development visit: http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/protecting-groundwater/?lang=en

Protected Species

Our records show there may be protected species in the vicinity of the site. We advise liaison with your Authority's ecologist to discuss and agree the scope of any surveys required. We refer you to our website for further advice.

Other Matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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

Garmon Lewis
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.