

Ein cyf/Our ref: CAS-248048-X2D7
Eich cyf/Your ref: P/2023/0894

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 09 February 2024

Dear Sir/Madam,

PROPOSAL: DISCHARGE OF CONDITIONS 3 (ECOLOGY), 4 (LAND STABILITY), 6 (BIODIVERSITY), 7 (CONTAMINATION), 8 (REMEDIATION) AND 10 (TREES) OF PLANNING PERMISSION P/2023/0482

LOCATION: Land At, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT

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

We have no objection to the discharge of conditions 3 and 4. We have no comments in relation to the discharge of conditions 6 and 10 and confirm the conditions in relation to unsuspected contamination should remain in place throughout development.

Condition 3 – Ecology

We advise the following ecological submissions are satisfactory:

- Anon. (2023). Ipsen East, Ash Road North, Wrexham Industrial Estate: GCN Method Statement. Etive Ecology. (Unpublished)
- Anon. (2023). Ipsen East, Ash Road North, Wrexham Industrial Estate: Biosecurity. Etive Ecology. (Unpublished)

We therefore have no objection to the discharge of condition 3.

Condition 4 – Piling

We have reviewed the Piling Risk Assessment report (Version 1 dated 19 December 2023 by GroundSolve Ltd.; reference 3037/01) and are satisfied this addresses the piling condition. We therefore have no objection to the discharge of condition 4.

The conditions in respect of unsuspected contamination should remain in place throughout the development.

Protected Sites

We note the site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on 21 January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

For further information, please refer to our Planning Advice. Ultimately, it is for your Authority to consider to what extent you treat this advice as a material consideration in the context of the current application. If you determine that NRW's Planning Advice is a material consideration to this application, then you will need to consider the Habitats Regulations and screen the proposal accordingly.

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

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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.