

Ein cyf/Our ref: CAS-250176-X6M0  
Eich cyf/Your ref: P/2023/0763

Wrexham County Borough Council  
The Guildhall  
Wrexham  
LL11 1AY

Date: 07 March 2024

Dear Sir/Madam,

**PROPOSAL: DISCHARGE OF CONDITIONS 7 (ACCESS SCHEME), 8 (ARBORICULTURAL METHOD STATEMENT), 9 (CONTAMINATION), 11 (VALIDATION REPORT), 12 (MAINTENANCE REPORT), 13 (METHOD STATEMENT), 14 (DRAINAGE), 15 (DRAINAGE), 16 (LIGHTING), 17 (ECOLOGY) AND 18 (MATERIALS) OF APPEAL DECISION APP/H6955/A/18/3207621 (P/2017/0927)**

**LOCATION: 4 WEST VIEW, CHIRK, WREXHAM, LL14 5HN**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 27 February 2024.

**We have concerns with the application as submitted. We do not recommend your Authority discharges conditions 12 and 14 for the following reasons. We have no objection to the discharge of condition 9 and 11 as submitted and provide the following advice.**

**We have no comment in relation to the discharge of conditions 7, 8, 13, 15, 16, 17 and 18.**

**Condition 11**

We note that the BigFoot Geo (February 2024) (BFG1042R01) Tank Removal Validation Report has now been submitted in support of the above application. We are satisfied with the information detailed in the report and therefore have no objection to the discharge of this condition.

**Condition 12**

Condition 12 relates to a Maintenance Report. We therefore advise that this condition should not be discharged until the development is complete, to ensure that any unsuspected contamination is dealt with appropriately.

## **Condition 14**

### Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st 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. We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant. We note that information has already been submitted in respect of confirming the foul drainage will discharge to the public mains sewer.

However, we advise you to seek further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment of that advice. Should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

### Surface Water

Drainage We note that SUDs methods will be employed to convey surface water runoff to a holding tank before entering the ground via an infiltration blanket in the south-west corner of the site. We have no objection to this in principle, provided that the affected area is free of contamination as this method of surface water runoff disposal has the potential to mobilise any contamination present.

This discharge to ground may require an Environmental Permit dependant on volumes and quality of discharge – the applicant should refer to our website for information on permit requirements (Permits and Permissions).

## **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

**Ruth Prichard**

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.