

Ein cyf/Our ref: CAS-250179-S3Q0
Eich cyf/Your ref: CAS-03093-K7X5B3

PEDW
Planning and Environment Decisions Wales
Welsh Government
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Dyddiad/Date: 15 March 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: REDEVELOPMENT OF SITE WITH MIXED USE OF 9NO. DETACHED CARBON ZERO DWELLINGS, AN OFFICE BUILDING AND ASSOCIATED LANDSCAPE WORKS

LLEOLIAD/LOCATION: GAMFORD HOUSE, GAMFORD LANE, ROSSETT, WREXHAM LL12 0EW

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above Appeal, which we received on 28th February 2024.

We provided our substantive response advising that further information should be provided regarding foul drainage and protected species to the Local Planning Authority in our letter dated 15th March 2023 (our reference CAS-209012-C7T5).

We note your request for our advice on Protected Species and Flood Risk. Our advice on these two topics is as follows.

Protected Species

We note that Reason 2 of the Decision Notice for planning reference P/2023/0036 (dated 12th May 2023) states: *“Insufficient information has been submitted to demonstrate that the development would not adversely impact upon statutory protected species. In the absence of this information, the proposal conflicts with policy EC6 of the adopted Wrexham Unitary Development Plan and policies SP15 and NE1”*.

NRW holds records of protected species at this site (bats and Great Crested Newts). In our response to the LPA, we advised that further surveys in relation to bats and Great Crested Newt should be carried out, and the results along with any proposed mitigation should be submitted prior to determination of this application.

In the absence of such information we raised concerns with the development as proposed, and recommended that the application remained undetermined until it can be demonstrated

that the proposal would not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Flood Risk

The planning application proposes highly vulnerable development (Housing). The application site is within Zone A of the Development Advice Map (DAM) contained in TAN15 (2004). Additionally, the Flood Map for Planning (FMfP) is the best available information on flood risk. The FMfP identifies the application site to be in Flood Zone 1, meaning there is less than a 0.1% chance of flooding in a given year.

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.