



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-219720-R5X1
Eich cyf/Your ref: P/2023/0325

Maes Y Ffynnon,
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21/06/2023

Annwyl Syr/Madam,

**BWRIAD / PROPOSAL: RHYDDHAU AMOD 11 (DRAENIO) CANIATÂD CYNLLUNIO
P/2022/0725 / DISCHARGE OF CONDITION 11 (DRAINAGE) OF PLANNING
PERMISSION P/2022/0725**

LLEOLIAD / LOCATION: THE RACECOURSE MOLD ROAD WREXHAM (D.O.C. 11)

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 07/06/2023.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 11 for the following reasons.

Condition 11

Information reviewed:

1. Wrexham AFC Kop Development – Contaminated Land Interpretative Report. Ramboll, Project Number: 1620012485, April 2023

We have reviewed the report referenced above submitted to support discharge of condition 11 of planning permission P/2022/0725.

We are unable to comment on this discharge of this condition as we would advise that a drainage strategy should be submitted to support this application. From the Contaminated Land Interpretative Report, we note the planned use of infiltration methods for surface waters runoff disposal for the site – a drainage strategy should detail the proposed methods of how the runoff will infiltrate to the ground.

We, therefore, advise that a drainage strategy should be sought from the applicant detailing the infiltration methods for surface water runoff disposal – maps, cross section (including water table levels) and an assessment of the impact on groundwater and controlled waters in the local area.

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

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales