

Sarah Hill

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 04 October 2022 15:08
To: Sarah Hill
Subject: RE: FW: Planning application P/2022/0017 - Land east of Bryn Lane NRW:01114889

Importance: High

Hi Sarah,

Thank you for your email and the attachments.

As previously advised, this development has the potential to increase the amount of phosphorus being discharged from these sites. As such we advise your Authority should seek further information from the applicant and/or your Authority should consider whether these employment developments would be utilised by a local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment. Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed developments will not result in a significant effect on the SAC.

Kind regards,

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 21 September 2022 17:02
To: Williams, Sion M. <Sion.M.Williams@cyfoethnaturiolcymru.gov.uk>
Subject: Planning application P/2022/0017 - Land east of Bryn Lane
Importance: High

Hi Sion,

The applicant for this application has submitted the attached information in support of foul water drainage/phosphates issues in relation to the locality of the workforce.

The have also commented as follows:

- - I've been in direct contact with NRW who advised me that commercial use classes will be given the green light on the 'presumption all employees would live in the catchment area' and that Local Authorities have the authority to make a determination.
 - We understand there are no viable strategies for onsite treatment that would acceptable by WW.

- The Transport Consultant and author of our submitted Transport Statement is sourcing supporting data on current employee travel within the estate which I'll forward asap.
- Currently interested occupiers are already located within Wrexham Ind Est. wishing to relocate to larger premises. Previously interested parties are now located in England – see below.

I am of the opinion that the information provided informs us of the current/existing workforce at the Industrial Estate but in no way informs us that the proposed workforce will definitely come from within the catchment, and therefore still cannot be supported with regards to phosphates.

I would be grateful for your comments to pass back to the applicant.

Many thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



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From: Neil Campbell <neil@pace-architecture.co.uk>
Sent: 15 September 2022 12:52
To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Subject: Planning application P/2022/0017 - Land east of Bryn Lane
Importance: High

Good morning Sarah,

Please see attached Census data showing commuter trips to the Wrexham Industrial Estate from our Transport Consultant, with his explanatory e mail at the bottom of this page.

The Excel sheet attached is the raw census data and the PDF is my mark-up indicating areas within, or partly within the SAC Catchment Area (taken from the 'NRW Dee Management Catchment Summary', also attached). This data is public information and can be independently verified.

The yellow highlighted locations are areas entirely within the catchment area and the orange highlighted locations are partially within the catchment area.

This data suggests that up to 97% of employees working within the Wrexham Industrial Estate reside within the River Dee and Bala SAC Catchment Area.

In light of this compelling empirical data, can we agree that there will be no significant increase in phosphates as a result of this development?

I look forward to your feedback.

Kind Regards

Neil

Neil Campbell RIBA AaPS

architect

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From: Mike Peet <mikepeet@amnitransportation.com>
Sent: 14 September 2022 21:08
To: Neil Campbell <neil@pace-architecture.co.uk>
Subject: Re: Quick Question - Bryn Lane

Hi Neil

I have had a look at Census 2011 data, specifically on place of work and where people are travelling from to that place of work.

The attached sheet shows the area that the development is located in and considers travel within Wrexham and from other authorities in Wales and North West England. The analysis shows 74% travel to the area from within Wrexham so this should provide some evidence that travel to the Industrial Park is fairly localised.

I have done some further analysis to show which parts of Wrexham people travel from to the site.

I hope this analysis is helpful for you.

Regards

Mike

Mike Peet

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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