

Maes Y Ffynnon,
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Bangor,
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LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

19/08/2022

Dear Sir/Madam,

PROPOSAL: DISCHARGE OF CONDITIONS 4 (CONTAMINATION), 5 (CONTAMINATION), 6 (DRAINAGE), 8 (ECOLOGY) 15 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 16 (HIGHWAYS) 21 (HIGHWAYS) AND 22 (SERVICE DELIVERY MANAGEMENT PLAN) OF PLANNING PERMISSION P/2020/0679

LOCATION: LAND NORTH OF OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 13th August 2022.

We have no objection to the discharge of condition 6 and 8 for the above proposal and have no comment to make on the discharge of conditions 4,5,15,16,21 and 22.

Condition 6

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](#) (July 2022), 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 this is a section 73 application to discharge condition 6 from planning permission P/2020/0679. As such, even though the development proposed was judged to be acceptable in principle when the original permission was granted, that decision predates the publication of our evidence package. We therefore advise that you will need to consider the implications of this as part of your determination of this application. For further information, please refer to our Planning Advice.

We note the applicant has confirmed that there will be a reduction in staff numbers and is thus unlikely to increase the amount of phosphorus entering the catchment. If you as the LPA are content with the statement of reduction, then NRW are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC and have no objections to the discharge of condition 6.

Condition 8

The submitted ecology report Jones, B. (2021). Conservation plan: Land North of Oak Road Wrexham Industrial Estate Wrexham. Greenscape Environmental Limited. (Unpublished Report No.: CP 20-10 290.1) is acceptable and as such we have no objection to the discharge of condition 8 for the above proposal.

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