

Sarah Hill

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 21 September 2022 14:59
To: Sarah Hill
Subject: RE: RE: Bridge House CAS-197254-K5M8 NRW:01056439

Hi Sarah.

Unless you wish to provide that condition in particular as an LPA, NRW can deal with the closed fish season separately within the permitting process. In which case, you will be in a position to issue a decision.

regards,

Joy Evans

----- Original Message -----

From: Sarah Hill <sarah.hill@wrexham.gov.uk>;
Received: Wed Sep 21 2022 10:57:41 GMT+0100 (British Summer Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: RE: Bridge House CAS-197254-K5M8 NRW:01056439

Hi Joy,

Thanks for getting back to me.

The applicant has informed me that they may not be able to get the works completed by the end of September but may overrun by a couple of days.

We cannot refer to the FRAP in our decision as this is not a document we have sight of or have been involved in. This is a matter to be dealt with by the applicant with yourselves. However we do have method statements that we can condition.

We have to impose a 5yr condition for the start of works but can also impose a condition stipulating no works to take place during the fish spawning season. Please can you give me the exact dates between which works should not take place and what breed of fish would be affected? As soon as I have this information I can issue a decision.

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

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DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Sent: 21 September 2022 10:53

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: FW: RE: Bridge House CAS-197254-K5M8 NRW:01056439

Hi again Sally.

I have discussed this with a senior officer. Our response of 1/9/22 still stands and we have no objection to the proposed work from a planning perspective.

The case has been largely dealt with by NRW via Permitting Regulations. Our legislative remit in this instance relates to the FRAP requirements under the Environmental Permitting (England and Wales) Regulations 2016. As per condition number 2.3.2 we require the activity to be completed by the end of September 2022. This remains our position.

NRW carried out enforcement/liaison with the landowner resulting in approval of a Flood Risk Activity Permit (FRAP) for removal of gabions and bank stabilisation using soft-engineering options and the time constraint was given to ensure work avoided the next fishing spawning season.

I have informed our flood advisor of a potential delay.

To reiterate, we have no planning objection to the application as submitted.

Regards,

Joy

----- Original Message -----

From: North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>;

Received: Wed Sep 21 2022 09:16:56 GMT+0100 (British Summer Time)

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>;
Subject: RE: Bridge House CAS-197254-K5M8 NRW:01056439

Hi Sarah.

Before I get back to the team on this, may I ask why there is a delay in getting it approved. In case anyone asks.

diolch,

JOY

----- Original Message -----

From: Sarah Hill <sarah.hill@wrexham.gov.uk>;
Received: Wed Sep 21 2022 07:25:36 GMT+0100 (British Summer Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: Bridge House CAS-197254-K5M8 NRW:01056439

Hi Joy,

That's great, thank you for getting back to me. It seems we need to get the planning decision issued quickly, but the applicant will not be able to hit the target date agreed with the flooding people in the FRAP due to when the decision will be issued. It may be easier for me not to mention the FRAP date in the condition but I'm not sure if this could be done.

Regards

Sarah.

Sarah Hill
Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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WE RISE TOGETHER

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Sent: 20 September 2022 16:23

To: planning_admin <planning_admin@wrexham.gov.uk>; Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Cc: Evans, Joy <Joy.Evans@cyfoethnaturiolcymru.gov.uk>

Subject: Bridge House CAS-197254-K5M8 NRW:01056439

Hello Sarah,

Sorry I couldn't get through on the telephone.

Our flood risk advisor advises that any delay in conducting the riverbank works would be concerning and could have potentially serious 3rd party implications for the applicant. Fisheries state that the absolute cut-off for in-channel work is 17 October and that there is no leeway after that.

I will discuss with other team members in the morning as this is a novel issue for me. I will need to leave myself in a minute.

Regards JOY

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