

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

20/07/2022

Dear Sir/Madam,

**PROPOSAL: DISCHARGE OF CONDITIONS 8 (LANDSCAPING) AND 11
(DRAINAGE) OF PLANNING PERMISSION P/2021/0217**

**LOCATION: JAMES JONES AND SONS PALLETS AND PACKAGING LTD, OAK ROAD,
WREXHAM INDUSTRIAL ESTATE**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 05/07/2022.

We have no objection to the discharge of conditions 8 and 11 and provide the following advice.

Protected Species (Condition 8 – Landscaping)

We have reviewed the Landscape Submission and confirm we have no objection to the submitted proposals. This advice relates to condition 8 only.

Protected Sites (Condition 11 – Drainage)

As explained in our response letter dated 10/03/2022 (our ref: CAS-183825-K3K9; your ref: P/2021/0217), "it was confirmed on 09/03/2022 that there will not be any additional staff employed" as a result of the proposals.

As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.

For further information, please refer to the [Planning Advice](#) on our website. Ultimately, it is for your Authority to consider to what extent you treat this advice as a material consideration in the context of the current application. If you determine that NRW's Planning Advice is a material consideration to this application, then you will need to consider HRA and screen the proposal accordingly.

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,

Tristan Williams

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