



10/08/2018

Er sylw / For the attention of: Matthew Phillips

Annwyl / Dear Mr Matthew Phillips,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL:

**CHANGE OF USE FROM TRANSPORT LOGISTICS DEPOT (SUI GENERIS) TO USE
ANCILLARY TO ESTABLISHED NEIGHBOURING POULTRY PROCESSING
FACILITYLLEOLIAD / LOCATION:**

Lloyd Fraser Transport, Pickhill Lane, Cross Lanes, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 24/07/2018.

Natural Resources Wales do not object to the proposal, NRW do not consider that the application will have any impact on the interests listed below.

Flood Risk

From details available online for planning application (LPA reference P/2018/0591) the proposed development at Pickhill Lane, Cross Lanes involves a change of use, no additional buildings and existing/proposed uses would fall under same vulnerability category within TAN 15: Development and Flood Risk.

The area to the south of the site forms a Zone C2 within the Development Advice Map (DAM) and the site is within 211 metres (m) North West of the River Dee. The site is potentially crossed by an unknown/culverted drain in the South West corner, although the accuracy of this location may differ on site. We would recommend the applicants are made aware of the flood risks adjacent to the site and the proximity of the River Dee and the benefits of a business emergency flood plan being kept up to date up to date and the owners of the site sign up to the free flood warning service available from Natural Resources Wales.

There are potentially local records of flooding associated with PickHill, Cross Lanes and we recommend further advice from Wrexham Lead Local Flood Authority is sought by the LPA.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Advice to Applicant/Developer:

- Permitting

It is noted that there is reference to 2 million birds a week being processed within the supporting documents. The permit issued by NRW allows for the processing of 1 million birds a week, any increase in bird numbers will require a variation in permit. We advise that you get in touch with the permitting team at the earliest opportunity if this is the case.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

Siôn M. Williams

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Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales