

FAO Matthew Phillips

18/09/2018

Annwyl/Dear Matthew,

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

BWRIAD / PROPOSAL: Outline planning permission for residential development
LLEOLIAD / LOCATION: Land South of Pinecroft, Afoneitha Road, Penycae -

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 12/09/2018.

Floodrisk

This additional site survey (Drawings PMS18159) dated 12th July 2018 confirms the site levels (160.23-161.49) within the amended site boundary provided in April, in relation to the embankment and lower banks of the Afon Eitha which is surveyed at 153.73. We would advise these details should be secured by planning conditions.

This survey addresses the advice we provided in our letter dated 18th May 2018.

Local flood risk issues for the site should be subject to consultation with Wrexham Lead Local Flood Authority. Along with the surface water management proposals and potential easement requirements for access and maintenance with the Afon Eitha.

Contaminated Land

We would refer you to our letter dated 19/04/2018 which included comments on contaminated land and Invasive Non Native Species (INNS).

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales