

FAO Matthew Phillips

08/06/2018

Dear Matthew,

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

**PROPOSAL: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2017/0919
CONDITION 3 - SCHEME TO DEAL WITH THE RISKS ASSOCIATED WITH
CONTAMINATION, CONDITION 7 - CULVERT DIVERSION SCHEME, AND CONDITION
8 - SCHEME OF SURFACE WATER DRAINAGE
LOCATION: IPSEN BIOPHARM LTD ASH ROAD NORTH WREXHAM INDUSTRIAL
ESTATE WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 05/06/2018.

In relation to the discharge of Condition 3 (Land Contamination) we have reviewed Ipsen, Ash Road North, Wrexham – Building 55 Redevelopment – Geo-environmental Report (GroundSolve Ltd, Job number 1971 June 2017) submitted to support the discharge of condition 3 of planning permission P2017/0919.

The site investigation undertaken was limited by a building being on site, but soils sample results indicate very low levels of contamination present. We agree with the conclusion of the report that the risk to controlled waters is low. We therefore have no objection to the discharge of condition 3

In relation to Condition 7 (Culvert Diversion) and Condition 8 (Surface Water Drainage) we recommend you consult the Lead Local Flood Authority.

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