

Wrexham County Borough Council

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Date: 23rd February 2018

Dear Sir/Madam,

P/2017/1013 _ ERECTION OF INDUSTRIAL WAREHOUSE (USE CLASS B1, B2 & B8) WITH ASSOCIATED SERVICE YARD AND CAR PARKING LAND OFF ABBEY ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM. (DOC 4,11,12,15,20,22)

Thank you for referring the above planning application received at our office 13th February 2018.

NRW have no objection to the discharge of condition 11 and 12 based on the information provided to date. The discharge of condition 15 should be referred to the Lead Local Flood Authority and we have no observations to make on the discharge of conditions 4, 20 and 22.

Conditions 11 and 12

NRW consider the submissions are suitable for the purposes of discharging conditions 11 and 12

Condition 15

A brief review of the MUIR Associates UK (Ltd) Civil and Structural Engineers Drainage Strategy and Flood Risk Assessment (DMS620-REP001-P3) dated 7th February 2018. Identifies concerns with the analysis of the site in relation to flood risk planning policy in England and not TAN 15 and insufficient details on surface water drainage.

We recommend consultation with the Lead Local Flood Authority to determine the appropriateness of information submitted.

Condition 4, 20 and 22

No Comment

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.

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

Yn gywir / Yours' faithfully,

Ruth Prichard

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker** 

cc: