



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-24603-L7W2
Eich cyf/Your ref: P/2016/0864

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Wrexham County Borough Council
Planning Officer
16 Lord Street
Wrexham
LL11 1LG

Date: 14th October 2016

Dear Sir/Madam,

ERECTION OF NEW BAKERY AND OFFICES AND CONSTRUCTION OF NEW ACCESS ROAD, SERVICE YARDS, CAR PARKING AND HGV LOADING / UNLOADING AREA

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2015/0968: CONDITION 3 - MATERIALS CONDITION 5 - BUS STOP AND FOOTWAY PROVISION CONDITION 7 - HIGHWAYS CONDITION 10 - CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONDITION 11 - ECOLOGICAL REASONABLE AVOIDANCE MEASURES AND MANAGEMENT PLAN CONDITION 12 - ECOLOGICAL COMPLIANCE AUDIT CONDITION 13 - GCN LICENCE CONDITION 14 - BIODIVERSITY RISK ASSESSMENT CONDITION 15 - FW AND SW DRAINAGE CONDITION 16 - ARBORICULTURAL METHOD STATEMENT CONDITION 19 - SOFT LANDSCAPING CONDITION 22 - EXTERNAL LIGHTING
LAND SOUTH OF ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE**

Thank you for referring the drainage detail in relation to Condition 15 of the above proposal received at our office 7th October 2016.

The proposed runoff rates and point of discharge appear acceptable, and NRW would have no flood risk objection to the discharge of Condition 15. Wrexham's Flood Risk / Drainage Team, who act as the Lead Local Flood Authority (LLFA), should be consulted so that they can provide comment on the acceptability of the proposed on-site surface water drainage design.

Flood Risk Activity Permit – Redwither Brook

The LPA should advise the Applicant / Developer that Redwither Brook is designated "Main River". There may be a need to obtain a Flood Risk Activity Permit from Natural Resources Wales for any works and/or new structures located in, under, over or within 8 metres of the bank top of Redwither Brook. Further advice and information is available on our website at:

<http://www.naturalresources.wales/apply-for-a-permit/flood-risk-activities/?lang=en>

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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

cc: