

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

Date: 20th October 2016

Dear Sir/Madam,

**APPLICATION FOR APPROVAL PF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER
PLANNING PERMISSION P/2016/0339:**

CODNITION 2: FACING AND ROOFING MATERIALS

CONDITION 3: DETAILS OF A METHOD STATEMENT FOR GREAT CRESETED NEWTS

CONDITION 4: BIOSECURITY RISK ASSESSMENT

CONDITION 6: LAND DRAINAGE RUN OFF

CONDITION 7: COMPRHENSIVE AND INTEGRATED DRAINAGE TO THE SITE

LAND NEXT TO UNIT 33 ABENBURY WAY WREXHAM INDUSTRIAL ESTATE WREXHAM

Thank you for referring the above application received at our office 9th October 2016.

Conditions 3 & 4

We have no principle objection s to the discharge of the above condition, however have the following comments:

Note that in respect of condition 3. If works are not carried out under derogation licence, works must immediately stop in the event of 1 no. Great Crested Newt being found. Works must only resume under derogation licence issued by NRW.

We advise that details are provided in respect of ensuring newt barrier fencing is maintained in a satisfactory condition.

Condition 6 & 7

MicroDrainage documents have been submitted in support of discharge of conditions 6 and 7, indicating use of a hydrobrake with a design flow of 5 l/s, however, without a schematic showing the layout of the proposed system, the point of discharge is unclear. We note that the approved site plan submitted for the original application indicates discharge to soakaway. The applicant should provide additional detail on the proposed surface water management system, including confirmation of the proposed point of discharge and information on what, if anything, has been done to investigate the potential for discharge of surface water to infiltration. In principle, on the basis that it is not possible to dispose of surface water to infiltration, discharge to the watercourse which flows along the northern boundary of the site at a maximum rate of 5 l/s would be acceptable.

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Ebost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

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

cc: