



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-22030-Q3Q5
Eich cyf/Your ref: P/2016/0735

Llwyn Brain
Ffordd Penlan
Parc Menai
Bangor, LL57 4DE

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

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

Date: 6th September 2016

Dear Sir/Madam,

**OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR MIXED USE DEVELOPMENT COMPRISING THE ERECTION OF 6 NO. LIGHT INDUSTRIAL UNITS (USE B1) (140 M2 FLOOR SPACE), ERECTION OF 9 FOUR BEDROOM, THREE STOREY HOUSES, ERECTION OF 28 NO 3 BEDROOM HOUSES INCLUDING 10 TO BE DESIGNATED AS AFFORDABLE FOR LOCAL NEEDS PROVISION OF 3,300 M2 OF AMENITY WOODLAND AREA AND 1,085 M2 OF PUBLIC OPEN SPACE
SITE OF WYNNSTAY TECHNOLOGY PARK SOUTH OF LLANGOLLEN ROAD RUABON WREXHAM**

Thank you for referring the above planning application received at our office 3rd August 2016.

We have the following comments for consideration:

Flood Risk & Management of Surface Water

The application site lies entirely within Zone A, as defined by Welsh Government's Development Advice Map (DAM) referred to under TAN15: Development & Flood Risk. Our Flood Map information confirms that the site lies outside of the extreme flood risk outline.

In their application form the Applicant has indicated that it is their intention to direct surface water runoff from the developed site to the public sewer network. Prior to the determination of the application, we would advise you to consult Dwr Cymru/Welsh Water for their views on the acceptability of such a proposal. The sewerage undertaker may suggest that there is insufficient capacity within their network to receive additional runoff from this development. The Applicant will therefore need to demonstrate that a viable and sustainable means of surface water disposal exists for this. Your Flood Risk Management / Drainage Department, who act as the Lead Local Flood Authority, should be able to advise further on this matter. They have provided a guide, which may be of assistance to the Applicant:

http://www.wrexham.gov.uk/english/planning_portal/publications/surface_water.htm

Culverted watercourse (Ordinary Watercourse)

It would be advisable for the layouts to take account of this feature to ensure that access arrangements are appropriate to allow for any required future maintenance / improvement works. Again, we would recommend that your Authority liaises with your Flood Risk Management Department, who act as the Lead Local Flood Authority, on this matter.

Species

The application has been supported by an ecological submission. Graham, J. (2016) Preliminary Phase 1 Ecological Survey: Wynnstay Technology Park, Ruabon, Wrexham. Arbor. Report Reference ECO016.WAL.04JFG. Unpublished.

The assessment to have been completed to a satisfactory standard.

In our view the proposal is:

- (1) Not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and
- (2) Not likely to adversely affect any local populations of British fully protected species.

Contamination

Natural Resources Wales considers that the controlled waters at this site are not currently of highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of Planning Policy Wales and the Guiding Principles for Land Contamination (GPLC) should be followed.

These comments are based on our assumption that **gross contamination** is not present at this location. If, during development, gross contamination is found to be present at the site the Local Planning Authority may wish to re-consult Natural Resources Wales.

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: