



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-22488-B8S1
Eich cyf/Your ref: P/2016/0761

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

Date: 25th August 2016

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS
IMPOSED UNDER PLANNING PERMISSION P20100642:
CONDITION 1 - SAMPLES OF ALL EXTERNAL FACING AND ROOFING
MATERIALS
CONDITION 6 - DETAILS OF ACCESS ONTO BRYN LANE
CONDITION 7 - ACCESS MATERIALS
CONDITION 8 - DETAILED DESIGN AND LAYOUT OF ACCESS AND
MODIFICATION TO GHOST ISLAND
CONDITION 11 - SURFACE WATER RUN OFF
CONDITION 16 - FOUNDATION DESIGNS
CONDITION 25 HARD AND SOFT LANDSCAPING
CONDITION 26 TIMESCALES OF APPROVED LANDSCAPING SCHEME
CONDITION 27 RETENTION OF LANDSCAPING SCHEME
CONDITION 28 LANDSCAPING MANAGEMENT PLAN
CONDITION 29 ECOLOGICAL MITIGATION
CONDITION 34 SURFACE WATER REGULATION SYSTEM
CONDITION 35 FOUL AND SURFACE WATER DISCHARGES
CONDITION 36 CONNECTION OF SURFACE WATER TO PUBLIC SEWERAGE
SYSTEM
CONDITION 37 LAND DRAINAGE RUN OFF
LAND AT BRYN LANE WREXHAM INDUSTRIAL ESTATE**

Thank you for referring the above planning application received at our office 12th August 2016.

We understand that conditions 25, 28 and 29 relate to ecology:

In our view, the ecological submission is satisfactory for the purposes of discharging reserved matters conditions

The proposed surface water drainage scheme as specified within the Drainage Strategy (Capita, CS/088487-01-P01, August 2016) and as shown on drawing BIO-CAP-XX-500-DR-C-0010-P02 appears satisfactory from a flood risk perspective, and we would have no objection to the discharge of condition 34.

Although conditions 11, 35, 36 and 37 relate to the management of surface water, we are not able to advise on the requirements of those conditions and/or whether the submitted information satisfactorily meets the requirements of those conditions. Your Authority may wish to consult your Highway Department and Welsh Water for their views on whether the requirements of those conditions have been satisfactorily met.

Additionally, the operator is currently undergoing pre-application discussions we expect a permit application soon.

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: