



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-19695-M2P6
Eich cyf/Your ref: P/2016-0427

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: 20th June 2016

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION CODE NO P/2013/0876
CONDITION 3 – PROGRAMME OF WORKS PHASE PLAN
CONDITION 4 – FACING AND ROOFING MATERIALS
CONDITION 11 – SURFACE WATER DRAINAGE DETAILS
CONDITION 15 – DETAILS OF TREE PROTECTION FENCING AND GROUND PROTECTION
MEASURES
CONDITION 23 – DETAILS DRAINAGE DESIGN AND LAYOUT
CONDITION 23 – GAS PROTECTION MEASURES
HAFOD Y WERN CP SCHOOL DEVA WAY WREXHAM**

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

It is our understanding that this is an application for the discharge of conditions 3,4,11,15,23 and 24 of Planning Permission P/2013/0876.

We did not advise any of the above conditions when consulted in 2014 (ref NT/2014/115406/01-L01), we do not have any comment to make in relation to this application.

We do however note the inclusion of condition 25 in permission P/2013/0876 which states "*If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.*"

This was in relation to our concern that 'The Dunks' historic landfill underlies part of the site. According to our records, this is listed as accepting inert, commercial, industrial, household and special waste. If any contamination associated with the historic landfill is present on site, the development could present an unacceptable risk to controlled waters. We therefore strongly recommend that the developer informs NRW if any gross contamination is encountered on site throughout development works.

During the planning determination stages (your ref: P/2013/0876) Opus Consultants (Garry Taylor – Email 07 August 2015) made a number of recommendations about improvements to the surface

water sewer that were required to reduce the surface water flooding risks at the site and to the new school building. The improvements were also necessary to ensure that an effective method of surface water disposal from the site could be achieved. We recommend that your Authority seeks confirmation that such improvements have been carried out.

With regards to the detailed drainage layout design, and compliance with condition 23, we would recommend that you consult your Drainage Department as they fulfil the role of Lead Local Flood Authority. They will need to be satisfied that sufficient surface water attenuation is provided on the site to reduce flood risks at the site.

We understand that there are no issues in respect of European and British protected species

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: