

Matthew Phillips
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 9th March 2016

Dear Mr Phillips,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION CODE NO P/2015/0583:**

3. CONTAMINATION

5. ECOLOGY MITIGATION TIMETABLE / BIO SECURITY RISK ASSESSMENT

6. ECOLOGICAL MANAGEMENT PLAN

7. TREE PROTECTION

8. CONSTRUCTION TRAFFIC MANAGEMENT PLAN

9. DRAINAGE

**SITE OF FORMER SHARP PRECISION WAREHOUSE, DAVY WAY, LLAY INDUSTRIAL
ESTATE, LLAY, LL12 0PG**

Thank you for consulting us on the above application to discharge conditions relating to permission P/2015/0583, which we received on the 1st March 2016.

Our advice on the information submitted with regards to conditions 3, 5, 6, and 9 are as follows:

Condition 3

We did not recommend that condition 3 be included within any permission, therefore we have not reviewed the information relating to that condition. We request that such information is referred to your Contaminated Land advisers, if you have not already done so.

Conditions 5 and 6

We confirm the reserved matters submissions in respect of ecology are satisfactory. These have been subject to derogation licence. We therefore have no objection to the discharge of the ecology conditions, but recommend that such information is also referred to your ecological advisers for comment.

Condition 9

Thank you for referring us to the surface water drainage strategy which has been submitted to address planning condition 9. It is proposed to direct Surface Water from the "brownfield" part of

the site to Welsh Water's existing combined sewer network, and to attenuation ponds and infiltration trenches for the "greenfield" parts of the site. Whilst this is acceptable in principle, agreements with Welsh Water and your Drainage Department will be necessary.

We note, and are supportive of, your Senior Flood Risk Management Officer's (Neil Taunt) consultation comments and requests for additional information. Should, during those discussions, it become apparent that infiltration techniques are not viable on site, and should there be a need to direct surface water runoff to a watercourse, we would ask to be re-consulted so that we can provide further advice and guidance. The issues raised by your Drainage Department should be satisfactorily addressed prior to the discharge of the relevant planning condition.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**

