

Sharon Holman  
Planning Control Department  
Wrexham County Borough Council  
16 Lord Street  
Wrexham  
LL11 1LG

Date: 4<sup>th</sup> March 2016

Dear Ms Holman,

**EXTENSION TO WAREHOUSE, ERECTION OF DETACHED CANOPY BUILDING FOR DELIVERIES, OVER-CLADDING OF EXISTING BUILDING AND CONSTRUCTION OF ADDITIONAL PARKING AREA  
PROSERVE LOGISTICS LTD, UNIT 12, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, LL13 9JT**

Thank you for consulting us on the above application, which we received on the 18<sup>th</sup> February 2016.

We have no objection to the application, but recommend that the following protected species and flood risk conditions are included within any permission:

**Protected Species**

The application is supported by an ecological submission (Reference: Bennett, D. (206). Ecological Assessment of Land at Ash Road North, Wrexham Industrial Estate. Clwydian Ecology. Unpublished.

We can confirm that ponds in the environs of the application site support populations of the great crested newt (*Triturus cristatus*). This species is protected under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Furthermore the overall population of great crested newts present within and in the environs of the Wrexham Industrial Estate is considered overall to be 'exceptional'.

The Regulations allow the approval of a scheme that would be likely to result in disturbance or harm to GCN, but only if satisfy an appropriate Habitats Directive derogation purpose and two tests before a licence can be issued from Natural Resources Wales.

In the case of development, the applicable derogation purpose is:

"Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment."

Furthermore, the licence can only be issued by NRW on condition that there is:

“no satisfactory alternative”, and that

“the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range

Paragraph 6.3.7 of TAN5 states that your Authority should not grant planning permission without having satisfied itself that the proposed scheme either would not impact adversely on any GCNs on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

We consider the proposal will not be detrimental to the maintenance of the favourable conservation status of any of the great crested newt populations present within and in the environs of the industrial estate.

However, we advise that any subsequent consent is subject to a number of a planning condition or obligation that address the following issues.

- a. Submission and implementation of avoidance and mitigation proposals including those identified in the submitted ecological survey to the satisfaction of the local planning authority;

This advice applies to the proposal in its present form. If the plans are changed in ways that may affect GCN on this site, you would need a revised ecology report that takes account of such changes. Please consult us again if any updated or revised ecology report concludes that the proposal is more likely to have an adverse impact on the GCN population and/or alters the detail or implementation of mitigation or compensation measures.

Please also note that any changes to plans between any planning consent and the licence application may affect the outcome of a licence application.

## **Biosecurity**

We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases. We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

We consider that this assessment must include:

- (i) appropriate measures to control any INNS on site; and
- (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

## **Flood Risk**

The application site lies within Zone A as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. However, parts of the site are shown to be at risk of surface water flooding in Natural Resources Wales' Flood Map for Surface Water. The

Lead Local Flood Authority (i.e. Wrexham CBC's Senior Flood Management Officer Neil Taunt) has commented on the surface water drainage aspects of the development, recommending further information is submitted to demonstrate that the proposed disposal of surface water to soakaway is feasible for the site. Your Authority should note that there is no obvious watercourse on or near the site to which surface water could be discharged if soakaway is shown not to be feasible.

We recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. We recommend that you contact Neil Taunt for further advice in relation to this. We advise that any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

Drainage from any areas used for delivery vehicles, servicing, washdown or waste storage purposes must drain to foul sewer for pollution prevention purposes.

We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse.

#### **Other matters**

The proposal is within or may affect a Landscape of Outstanding/Special Historic Interest. While this is not a statutory designation, chapter 6 of Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

Where a condition has been imposed which has been suggested by NRW or which meets NRW's objective, the Local Planning Authority should consult with NRW to secure compliance with the condition prior to its discharge. A copy of the subsequent decision notice would be appreciated.

Yn gywir / Yours' faithfully,



**Mr. GARETH THOMAS**

**Swydddog Cyswllt Cynllunio / Planning Liaison Officer**

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cc: d2 architects