



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-16344-N6R4
Eich cyf/Your ref: P/2016/0142

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Philip Forster
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 17th March 2016

Dear Mr Forster,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION P/2015/0463:**

4 - DECOMMISSIONING PLAN

5 - FINAL LAYOUT

6 - CONSTRUCTION VEHICLES COMPOUND, PARKING ETC

7 - DECOMMISSIONING STATEMENT

12 - DRAINAGE SCHEME

13 - CONTAMINATION SCHEME

17 - FINAL FINISH AND COLOUR OF UNITS AND SECURITY FENCING

**LAND TO THE NORTH AND WEST OF MAELOR GAS WORKS, PARKEY LANE, MARCHWIEL,
WREXHAM, LL13 0UW**

Thank you for consulting us on the above discharge of conditions application, which we received on the 3rd March 2016. Our comments on the submitted information is as follows:

Historic Land Contamination - Conditions 13, 14, 15 and 16

These four conditions all relate to historic contamination. Although we confirmed within our response to the previous planning application that a Preliminary Risk Assessment has already been carried out, no further information has been submitted in support of the requirements of these conditions. Therefore, we cannot advise discharge of these conditions at the moment.

Management of Surface Water – Condition 12

We note the intention to construct numerous swale features to manage and intercept surface water runoff generated by the development, particularly during construction stages. From the information presented it does not appear that any detailed drainage plans have been submitted to demonstrate how and where Sustainable Drainage Systems (SuDS) will be utilised as part of the development. We would recommend that you consult your drainage department, who act as the Lead Local Flood Authority, who will be able to advise you on whether the proposed drainage strategy is sufficient to meet the requirements of Condition 12.

Since the developer is not proposing to discharge surface water runoff directly to the River Clywedog, we have no further flood risk comments. Should there be a need to discharge surface water runoff directly to the river we would ask to be re-consulted so that we can make further representations.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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