

12/0/2016

Er sylw / For the attention of: Janet Sutherberry

Annwyl / Dear Janet Sutherberry,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL:

Erection of industrial units class B2 comprising two storey office and warehouse accommodation and single storey dust extraction building and associated car parking and storage area

LLEOLIAD / LOCATION:

Land off Ash Road South, Wrexham Industrial Estate (SJ381498)

Thank you for consulting Natural Resources Wales (email dated 11/01/2016) regarding the above.

Natural Resources Wales brings together the work of the Countryside Council for Wales, Environment Agency Wales and Forestry Commission Wales, as well as some functions of Welsh Government. Our purpose is to ensure that the natural resources of Wales are sustainably maintained, used and enhanced, now and in the future.

Thank you for your email relating to the above and for referring us to drawing numbered 04-revA, which was uploaded onto your planning website on 02 December 2015. Our previous consultation response had not taken account of the contents of this drawing as we have no record of being made aware that this new information had become available on your website.

Based on the latest information presented we are satisfied that a surface water drainage scheme can be delivered and as such we can remove our objection to the development proposals.

From a flood risk perspective, we are satisfied with the proposed discharge rate from the development site and with the proposed point of discharge. Your drainage department (Neil Taunt) will be able to advise you about the design requirements association with the proposed on-site surface water drainage scheme. They will also advise on whether or not an appropriately worded condition should be imposed on any planning approval to secure

the implementation of an appropriate and sustainable surface water disposal scheme. You may also wish to discuss the proposals with your Highways Department as the outfall pipe will pass beneath the public highway and the associated construction works could possibly be carried out beyond the landownership of the Applicant/Developer.

Flood Defence Consent

Please advise the Applicant/Developer that under the terms of the Water Resources Act, 1991 and the Land Drainage Byelaws the prior written consent of Natural Resources Wales is required for any works or structures located in, under, over or within 7 metres of the bank top of Redwither Brook, designated "main river". The proposed outfall structure will therefore require our prior written consent. Further information and guidance is available on our website at:

<http://www.naturalresources.wales/apply-for-a-permit/apply-for-flood-defence-consent/applying-for-a-flood-defence-consent/?lang=en>

To conclude, we can remove our previous objection relating to flood risk, however we are still awaiting the information indicated in our previous response (dated 9th of December 2015) relating to Great Crested Newts.

Yn gywir / Yours sincerely

A handwritten signature in blue ink, appearing to read 'Bryn Jones', with a stylized flourish at the end.

Bryn Jones
Casework Officer
Casework Team