

Wrexham County Borough Council
Planning Control
Lambpit Street
Wrexham
Clwyd
LL11 1AR

Our ref: NT/2011/112964/01-L01
Your ref: SJG/P/2011/0891
Date: 29 December 2011

Dear Sir/Madam

OUTLINE APPLICATION FOR B8 STORAGE AND DISTRIBUTION WAREHOUSE DEVELOPMENT AND ASSOCIATED ECOLOGICAL MITIGATION AREA INCLUDING MEANS OF ACCESS AND LAYOUT LAND SOUTH OF RIDLEYWOOD LAND AND BRYN LANE WREXHAM INDUSTRIAL ESTATE, WREXHAM

Thank you for referring the above application which was received on 12 December 2011.

We have considered the submitted Drainage Statement Ref: C602/SBS/JTJ/U0365 submitted in support of the application. Based on this information we can advise that the outlined surface water drainage proposals are considered to meet the requirements of TAN15 by mitigating against any risks of increases in off-site flooding.

We welcome the broad proposal to adopt a SUDs approach via the combined use of swales, ditches, drains and storage ponds to manage surface water and biodiversity concerns. We encourage the proposed measures (I – IV) outlined in section 2.5 of the statement.

We therefore have no objection to the proposals subject to the following condition being included within any planning permission:

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. Such scheme shall be implemented before the construction of impermeable surfaces draining to this system unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

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

Recommendation/Advice:

There is insufficient information regarding the proposed development and site layout to make a full assessment on Biodiversity grounds. However, the proposed site is adjacent to some 'priority habitat' areas which are legally protected and further information relating to these will need to be obtained from the local records centre, in order to ensure that there would be no adverse impact as a result of the development. An ecological survey would be necessary, particularly with reference to the ponds and aquatic habitats on site, to be carried out by a qualified ecologist. Where presence of any protected habitat and/ or species is found, full mitigation methods will need to be submitted for approval.

Yours faithfully

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