

Matthew Phillips

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 26 April 2021 15:45
To: Matthew Phillips
Subject: RE: P/2020/0425 LAND SOUTH OF BRIDGE ROAD, ADJACENT TO UNIT R1 BRIDGE, WREXHAM INDUSTRIAL ESTATE NRW:01000790
Attachments: P20200425 Land south of Bridge Road - NRW response (2).pdf

Hi Matthew,

Thank you for sending on the amended plan from the applicant.

We note that the red line of the development is still within the C2 boundary. The amended plans shows that a number of the buildings are just outside the C2 boundary, however "development" would be considered to be everything within the red line site boundary. The amended plan does not provide a detailed site layout, but it would be expected that ancillary areas (e.g. internal access roads and site parking etc) would also be outside the C2 boundary.

In relation to your email on the HVD classification, we would agree with you that the gas fired power stations such as this would be considered differently to solar panels as you have explained in your email. As highlighted in our email on 20/11/2020, the classification of HVD would be consistent with other similar developments (both examples in Flintshire – apps 052610 and 061627).

To conclude, our previous response remains unchanged (attached for ease of reference). Would you be likely to provide overriding reasons?

We hope the above is helpful. Please let me know if you have any queries.

Thanks

Bryn

Bryn Griffiths

Uwch Gynghorydd - Cynllunio Datblygu / Senior Advisor - Development Planning
Gwasanaeth Cynghori Cynllunio Datblygu / Development Planning Advisory Service
Cyfoeth Naturiol Cymru / Natural Resources Wales
Phone: 07876 816224
Maes y Ffynnon, Bangor, LL57 2DW

----- Original Message -----

From: Matthew.Phillips@wrexham.gov.uk <matthew.phillips@wrexham.gov.uk>;
Received: Thu Apr 22 2021 10:22:54 GMT+0100 (British Summer Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: P/2020/0425 LAND SOUTH OF BRIDGE ROAD, ADJACENT TO UNIT R1 BRIDGE, WREXHAM INDUSTRIAL ESTATE NRW:01000790

Bryn,

The applicant has been in touch with me again. Whilst he is proposing to make some further amendments they are still challenging whether the scheme should be classed as Highly Vulnerable Development. In support of that he has forwarded me the attached appeal decision. I am not sure this really makes much difference to how I have assessed the risk of the proposed development.

The appeal case is for solar panels. Whilst I would agree that the current application is similar in so far as any on-site staff presence would be limited I would consider the risk to solar panels of flooding to be fundamentally different to gas engines. To my mind the flooding of a site with gas engines would present far more risks both to the development itself but also to wider public safety than solar panels.

I'd be interested on your thoughts on this?

Regards

Matthew

From: North Planning [mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk]

Sent: 11 March 2021 21:00

To: Matthew Phillips

Subject: RE: P/2020/0425 LAND SOUTH OF BRIDGE ROAD, ADJACENT TO UNIT R1 BRIDGE, WREXHAM INDUSTRIAL ESTATE NRW:01000790

Hi Matthew,

Apologies for the delay in getting back to you. I haven't got much to add to my earlier email (1/3/21, copied below) to be honest. Our previous response (attached for ease of reference) remains unchanged.

Flood risk

We note the applicant has provided a layout plan against the NRW Flood Zone 3 boundary. Zone 3 is based on a 1 in a 100 year flood, however the C2 outline is based on the extreme flood outline i.e. 1 in 1000 (flood Zone 2). The applicant will need to demonstrate that the development is outside the C2 boundary (i.e. 1 in 1000 year flood). Please can the applicant provide a revised map. If the development is within C2 then, as highlighted in our previous response, overriding reasons will be required.

Ecology

We note the Ecological Mitigation and Enhancement Scheme provided by Delta-Simons (January 2021). We consider that the condition recommended in our previous response is still required in order to demonstrate that protected species will not be affected. Our advice therefore remains unchanged.

We hope the above is helpful. If you have any queries then please get back to me.

Kind regards

Bryn

----- Original Message -----

From: North Planning Mailbox Queue;

Received: Mon Mar 01 2021 15:20:15 GMT+0000 (Greenwich Mean Time)

To: Matthew.Phillips@wrexham.gov.uk;

Subject: RE: P/2020/0425 LAND SOUTH OF BRIDGE ROAD, ADJACENT TO UNIT R1 BRIDGE, WREXHAM INDUSTRIAL ESTATE NRW:01000790

Hi Matthew,

Thanks for your email. I'm just waiting for our comments on the ecology - would an extension until 10/3/21 be ok? Apologies for the delay.

For info, our advice on flood risk is likely to be unchanged. We note the applicant has provided a layout plan against the NRW Flood Zone 3 boundary. Zone 3 is based on a 1 in a 100 year flood, however the C2 outline is based on the extreme flood outline i.e. 1 in 1000 (flood Zone 2). The applicant will need to demonstrate that the development is outside the C2 boundary (i.e. 1 in 1000 flood).

Hope that helps in the meantime. Will provide our formal response by the 10th, if not earlier.

Thanks

Bryn

Bryn Griffiths

Uwch Gynghorydd - Cynllunio Datblygu / Senior Advisor - Development Planning
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----- Original Message -----

From: Matthew.Phillips@wrexham.gov.uk;
Received: Tue Feb 09 2021 15:30:19 GMT+0000 (Greenwich Mean Time)
To: North planning; North Planning Mailbox Queue; North Planning ;
Subject: P/2020/0425 LAND SOUTH OF BRIDGE ROAD, ADJACENT TO UNIT R1 BRIDGE, WREXHAM INDUSTRIAL ESTATE

Dear Sir/Madam

I refer to the above planning application which you have previously commented on (your reference CAS-122233-H2D8)

Please find attached an amended plan and an Ecological Mitigation and Enhancement Scheme. I would be grateful for your comments on proposals in light of these submissions. Please can any response be sent within 21 days of the date this email.

Yours faithfully

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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