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LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

16/03/2021

Dear Sir/Madam,

PROPOSAL: DISCHARGE OF CONDITION 7 AND 10 (DRAINAGE) OF PLANNING PERMISSION P/2019/0431

LOCATION: TCB HOUSE, CLYWEDOG ROAD, SOUTH WREXHAM INDUSTRIAL ESTATE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 05/03/2021.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges conditions 7 and 10 for the following reasons.

Protected Species

The planning permission for the Erection Of 3 No. Extensions To 2 No. Existing Industrial Warehouse Buildings with Additional Parking, Service Yard and Hard Landscaping included the following conditions:

7. No part of the development shall commence until a surface water disposal management scheme which takes into account the protection of Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

10. No development shall commence until a scheme of surface water drainage, which takes into account the Great Crested Newts protection requirements of condition 7 has been submitted to and approved in writing by the Local Planning Authority.

We have reviewed the following submissions:

- Typical Drainage Details Sheet 1 (Drawing No. T_20_2265-55-03)
- Typical Drainage Details Sheet 2 (Drawing No. T_20_2265-55-04)

We have considered the material provided in respect of a surface water management system which should take into account Great Crested Newt protection requirements. There is no provision for egress from gully pots or other features that have been shown to cause incidental capture (and killing) of amphibians.

We are of the view that the surface water management proposals fail to effectively consider incidental capture (and killing) of Great Crested Newt. Therefore, we do not recommend your Authority discharges conditions 7 and 10.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully,

Tristan Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales