

Matthew Phillips

From: North Planning <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
Attachments: P20200425 Land south of Bridge Road - NRW response.pdf

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
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;

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



01978 298780



Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY



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



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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