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Wrexham County Borough Council
The Guildhall,
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15/01/2020

For the attention of Matthew Phillips

Dear Matthew,

**BWRIAD / PROPOSAL: APPLICATION FOR APPROVAL OF DETAILS
RESERVED BY CONDITIONS IMPOSED UNDER PLANNING
PERMISSION P/2018/0898: CONDITION 3 - SUBMISSION OF
TIMESCALES FOR THE PROVISION OF A REPTILE MITIGATION
AREA CONDITION 4 - SUBMISSION OF A LONG TERM
MANAGEMENT AND MONITORING PLAN IN RESPECT OF THE
REPTILE MITIGATION AREAS AND A BIOSECURITY RISK
ASSESSMENT CONDITION 5 - SUBMISSION OF A SCHEME OF
BOUNDARY TREATMENT CONDITION 6 - SUBMISSION OF A
NOISE SURVEY TO DETERMINE NOISE LEVELS AND A
DETAILED REPORT OF THE SURVEY FINDINGS AND A SCHEME
OF NOISE MITIGATION CONDITION 7 - SUBMISSION OF A
SCHEME FOR THE PROVISION OF AFFORDABLE HOUSING AS
PART OF THE DEVELOPMENT CONDITION 8 - SUBMISSION OF A
SCHEME FOR THE COMPREHENSIVE AND INTEGRATED
DRAINAGE OF THE SITE CONDITION 9 - SUBMISSION OF A
PHASED SITE INVESTIGATION OF THE NATURE AND EXTENT OF
CONTAMINATION CONDITION 10 - SUBMISSION OF A
VALIDATION REPORT CONDITION 14 - SUBMISSION OF
SAMPLES OF ALL EXTERNAL FACING AND ROOFING
MATERIALS**

LLEOLIAD / LOCATION: Land off Jacques Way, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 02/01/2019.

We have no objection to the discharge of conditions as submitted and provide the following advice.

Condition 9 - Submission of a phased site investigation of the nature and extent of contamination and Condition 10 - Submission of a validation report

We have reviewed the Remediation Strategy – Jacques Way, Wrexham. REC Limited, Reference: 108157P3R1, December 2019. The remediation strategy relates to the remediation of soil for asbestos contamination. The report does include a revised conceptual site model, which states no risk to controlled waters – we have previously accepted this conclusion in our October 2018 consultation comments.

We are therefore unable to comment on the discharge of condition 9 and 10 as this is not our area of expertise – it is for the local authority contaminated land officers to comment on as it relates to human health receptors.

We did not request inclusion of the other conditions, and have no comment to make.

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, including environmental interests of local importance.

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.

Yn gywir / Yours faithfully,

Daniel Davies

Daniel Davies

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