

Wrexham County Borough Council

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Date: 11th January 2018

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE
PLANNING PERMISSION P/2014/0905 - ACCESS, APPEARANCE, LANDSCAPING, LAYOUT
AND SCALE FOR THE ERECTION OF 362 DWELLINGS ON ALL PHASES, INCLUDING 25%
AFFORDABLE HOUSING, PUBLIC OPEN SPACE, PLAY FACILITIES, ASSOCIATED WORKS
INCLUDING SURFACE WATER ATTENUATION BASINS AND THE ERECTION OF TWO SUB-
STATIONS
HOME FARM, LLAY**

Thank you for referring the above planning application received at our office 2nd January 2018.

NRW would not object to these proposals as we consider they are unlikely to have a significant adverse effect upon the interests listed.

Flood Risk

The outline application for residential development was refused and allowed by Welsh Ministers on 11.01.2017 (PINS reference 3147116) included a pre-commencement condition (13) for details of surface water flood risk and drainage details to be submitted and approved by the Local Planning Authority.

The reserved matters application P/2017/1054 does not include details on surface water flood risk, drainage or SuDs within a surface water management plan. The advice of the Lead Local Flood Authority should be sought on these issues, associated with the lack of these details because these will influence the design and layout and future maintenance of the site and should be considered prior to the determination of the application.

Ecology

The application is supported by an

- (i) an ecological submission; and
- (ii) a submission in respect of the invasive non-native species.

NRW consider the ecological submission (reference Hodnett, T. (2017). Management Plan and Method statement: Home farm, Gresford Road, Llay : EDC . Unpublished.) to be satisfactory.

NRW consider the proposed approach to controlling invasive no native species (reference: Nightingale, D. (2017). Invasive Weed Management Plan: Anwyl Homes – Bellway Homes Home farm Gresford Road Wrexham. Knotweed Eradication. Unpublished). To be satisfactory.

Foul Drainage

A DCWW report from August 2015 states that the development can be accommodated at Gresford WTW. The applicant should approach DCWW to confirm that this is the case.

Pollution Prevention

Any waste material generated in the development should be disposed of appropriately and in line with the relevant waste legislation

If any waste is to be used in the construction, it is to be ensured that relevant permissions are in place for example U1 use of waste in construction.

During the construction phase, pollution prevention guidance as set out in PPG 6 should be followed.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). 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*. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yn gywir / Yours' faithfully,



Ruth Prichard

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



cc: