

Our ref: CAS-39297-C2K8
Your ref: P/2017/0651

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Matthew Phillips
Planning Officer
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Date: 4th September 2017

Dear Mr Phillips,

**ERECTION OF 82 DWELLINGS (INCLUDING PROVISION OF AFFORDABLE HOUSING) NEW ACCESS, REALIGNMENT AND IMPROVEMENT TO TOP ROAD AND FORMATION OF PUBLIC OPEN SPACE
LAND WEST OF TOP ROAD, SUMMERHILL, WREXHAM, LL11 6HA**

Further to our previous response dated 18th August 2017, we refer to further information received from the applicants dated 1st September 2017.

Further to confirmation that the Pedunculate oak tree (*Quercus rober*) located at grid reference SJ31109 53247 and the beech tree at SJ 30968 53483 are to be retained, this has addressed our protected species concerns, and we therefore confirm that we have no objection to the application.

In our view, the submitted Biosecurity Risk Assessment is satisfactory. We recommend that a condition be included within any permission requiring the implementation of the Biosecurity Risk Assessment.

We also remind you of our recommended condition regarding surface water drainage:

Condition 2 – Flood Risk: Before commencement of the development, a scheme to dispose of surface water is submitted to and approved in writing by the Local Planning Authority, in consultation with Natural Resources Wales

Our comments 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/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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. Any site owner/developer 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.

If you have any queries concerning the above, please contact me on the details below.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**



cc: Nigel Thorns Planning Consultancy nigel@nigelthorns.co.uk