

Philip Forster
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 26th July 2017

Dear Mr Forster,

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, ACCESS AND PARKING
ARRANGEMENTS
NEWHAVEN GARAGE, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DG**

Thank you for consulting us on the above application, which we received on 13th July 2017.

We recommend that you should only grant planning permission if you attach the following condition. This condition would address significant concerns that we have identified and we would not object provided you attach it to the planning permission:

Protection of Groundwater

Condition - If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

The site lies within Zone III (Total Catchment) of the Bretton Source Protection Zone. The previous use of the site is described as a used car sales area. There is no indication within the documentation that site investigations have been carried out to determine the presence or otherwise of ground contamination associated with such use, e.g. petrol, oil spillages, or that any remediation measures have been carried out. We therefore recommend that should planning permission be granted, the above condition should be attached.

Protected Species

You may wish to consult your ecologist to determine whether a protected species survey may be required in support of the application. Where such a survey is requested, and subsequently received, please reconsult us.

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.

We advise that in addition to planning permission, it is the applicant's 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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cc: Raise Architects Randal@raisearchitects.com