

Head of Environment and Planning
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Er sylw/For the attention of: Philip Forster

Dear Mr Forster

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS
IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2016/0953
CONDITION 7 - SCHEME FOR THE COMPREHENSIVE AND INTEGRATED
DRAINAGE OF THE SITE
CONDITION 10 - SUBMISSION OF LICENCE ISSUED BY NATURAL
RESOURCES WALES
CONDITION 11 - TREES IDENTIFIED FOR REMOVAL
CONDITION 13 - DETAILED ARBORICULTURAL METHOD STATEMENT
(PARTIAL DISCHARGE)
CONDITION 14 - DETAILS FOR THE ARBORICULTURAL SUPERVISION OF
TREE PROTECTION MEASURES (PARTIAL DISCHARGE)
FORMER CROSS LANES HOTEL BANGOR ROAD CROSS LANES WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 16 June 2017.

NRW consider that Conditions 7, 10 and 12 may be discharged.

We have no comment to make on Conditions 11, 13 and 14.

Condition 7

The site is outside of a publicly sewered area. The applicant has submitted an application for a permit to discharge treated effluent from the private sewage treatment plant which will be determined in due course. No discharge should take place until such time as a permit has been granted.

Condition 10

The ecological submissions are satisfactory for the purposes of discharging this condition (NRW Licence Nos 75810:OTH:BD:2017 and 75808:OTH:EPS:2017)

Condition 12

We consider the submitted Biosecurity Risk Assessment is of a satisfactory standard

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on the above.

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.

Yours sincerely

Meryl Read

MRS MERYL W READ
Technical Specialist

Direct dial 03000 653785

Direct e-mail meryl.read@cyfoethnaturiolcymru.gov.uk