

Sharon Holman
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 19th July 2017

Dear Ms Holman,

**OUTLINE APPLICATION (WITH ALL MATTERS RESERVED APART FROM ACCESS) FOR
ROADSIDE SERVICES INCORPORATING A PETROL FILLING STATION WITH ANCILLARY
KIOSK AND ASSOCIATED CAR PARKING AND WORKS
LAND WEST OF WREXHAM GOLF CLUB, HOLT ROAD, LLANYPWLL, WREXHAM, LL13 9SB**

Thank you for consulting us on the above application, which we received on the 29th June 2017.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirements and you attach the conditions listed below. Otherwise, we would object to this planning application:

Requirement 1 – Confirmation of whether fuel is to be stored above or below ground, and if underground, its justification.

Requirement 2 – Confirmation that if fuel is stored below ground the storage tanks will be located above the water table.

Requirement 3 – The site drainage should be revised so that the car wash area drains to the foul sewer, but not via the proposed class 2 forecourt separator.

Condition 1 - No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: Run off from the forecourt area could contain hydrocarbons, this condition is required to ensure that only clean run off is allowed to infiltrate into the ground.

Please note that the proposed development was subject to a statutory pre-application consultation under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), however, the applicants have not referred to NRW's response within their Pre-application Consultation Report, 28th June 2017, and have not taken NRW's advice on board within our response to the applicants, dated 23rd June 2017.

Groundwater Quality

Petrol filling station

We advise that the developer refers to the Environment Agency's (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. We draw attention in particular to Section D: Storage of Pollutants.

Further information is required from the developer on the construction of the petrol filling station and whether the fuel tanks are intended to be above ground or below ground.

Requirement 1 – Confirmation of whether fuel is to be stored above or below ground, and if underground, its justification.

In line with position statement D1, D2, D3 and D4 in the Ground Water Protection document referred to above, NRW would object to underground storage of fuel.

We will agree to such storage (on principal, and secondary aquifers outside SPZ1) only if there is evidence of overriding reasons why:

- (a) the activity cannot take place on unproductive strata, and
- (b) the storage must be underground (for example public safety), in which case we expect the risks to be appropriately mitigated, as noted below.

Note, we will object to storage of hazardous substances below the water table in principal or secondary aquifers.

Requirement 2 – Confirmation that if fuel is stored below ground the storage tanks will be located above the water table.

For storage below the water table, a risk assessment must be conducted based on the nature and quantity of the hazardous substances and the physical nature of the location. Where this assessment demonstrates that there is a high risk of groundwater pollution, NRW will normally object to storage below the water table:

- in any strata where the groundwater provides an important contribution to drinking water supply, river flow or other sensitive surface waters or wetlands
- within SPZ2 or 3
- in a principal aquifer

For all storage of pollutants underground we expect operators to adopt appropriate engineering standards, meet the requirements of PPG 27: Above ground oil storage tanks as a minimum standard and have effective management systems in place. These should take into account the nature and volume of the materials stored and the sensitivity of groundwater, including the location with respect to source protection zones.

Dee Water Protection Zone

This site lies within the designated Dee Water Protection Zone. The storage or use of controlled substances at the site, due to the quantities of fuel stored on site, may require a formal consent from the NRW, under the Water Resources Act 1991. It is the developer's responsibility to ensure that this matter is discussed with NRW should planning permission be granted. Further guidance regarding this requirement is available at:

<https://www.gov.uk/government/publications/consent-for-a-controlled-activity-within-the-river-dee-water-protection-zone>

Currently, the car wash area shows that it drains into the proposed class 2 forecourt separator, on the Site Wide Drainage Layout (drawing reference illegible). Car wash areas should not drain to interceptors as the detergents used adversely affect the operation of the interceptor. The drainage plan should be amended so that the car wash area does not drain through the proposed interceptor, but does drain into the foul sewer. We therefore have the following requirement:

Requirement 3 – The site drainage should be revised so that the car wash area still drains to the foul sewer, but not via the proposed class 2 forecourt separator.

Drainage from any areas used for delivery vehicles, servicing, washdown or waste storage purposes must drain to the foul sewer. The development may/will incur some slight spillage of fuel on the forecourt. Therefore, we refer the applicants to PPG 3 Use and design of oil separators in surface water drainage systems, available here: <http://www.sepa.org.uk/media/60086/ppg-3-use-and-design-of-oil-separators-in-surface-water-drainage-systems.pdf>. We therefore recommend that the following condition be included within any permission:

Condition 1 - No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: Run-off from the forecourt area could contain hydrocarbons, this condition is required to ensure that only clean run off is allowed to infiltrate into the ground.

NRW strongly recommends that a comprehensive emergency plan be in place to deal with any potential pollution incident that occurs at the site.

Land contamination

We have considered the 'Geo-Environmental Report' dated June 2016, report reference CRM.413.106.GE.R.001.C, by Enzygo. The report included a Phase 1 Desk Study with limited intrusive investigation and a Preliminary Risk Assessment. No previous potentially contaminative uses were identified and no potential risks to controlled waters were found. Therefore, we have no comments with respect to historic land contamination.

Protected Species

The application is supported by an ecological submission. Reference Lusby, N. (2017) Extended Phase 1 Survey. BSG Ecology. Unpublished.

We consider that the submitted ecological assessment is, in this case, proportionate, appropriate, and we agree with the conclusions in respect of (i) European protected species and (ii) fully protected British protected species.

In our view the submission demonstrates the proposal is:

- a. Not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and
- b. Not likely to adversely affect any local populations of British protected species.

Flood Risk

The application site lies entirely within Zone A as defined by Welsh Government's Development Advice Map as referred to under TAN15: Development & Flood Risk. Our Flood Map information confirms that the site lies outside of the extreme flood risk outline.

The proposed scale of the development has the potential to increase flood risk both on site and off site if surface water runoff is not effectively managed. In the Flood Consequences Assessment and Surface Water Drainage Strategy (Simpson Associates, PB/13136/FCA, 10 March 2017) the developer has set out the intention of how to manage surface water runoff from the proposed development. It is proposed to use infiltration techniques and sustainable drainage systems.

We recommend that you consult your Drainage Department, who act as Lead Local Flood Authority, in order that they have the opportunity to comment on the proposals prior to the grant of planning permission. The Lead Local Flood Authority may also recommend the imposition of appropriate planning conditions, to ensure that a sustainable and effective surface water drainage scheme is delivered as part of the development, and that controls are in place to ensure that any scheme remains operational and effective over their lifetime.

Landscape

The proposal does not affect landscapes within NRW's remit.

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

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cc: DPP Jonathan.Burns@dppukltd.com