



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Our ref: CAS-38658-Y4R9
Your ref: P/2017/0527

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Sharon Holman
Planning Officer
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Date: 31st August 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**

We refer to additional information received from the applicants to the application above, which we received on the 25th August 2017.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning 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.

Condition 2 - The development hereby permitted shall not be commenced until a scheme to dispose of foul and surface water, including the installation of oil and petrol interceptors has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

We confirm that the additional information has satisfied our first two requirements, as the underground tanks are above the water table.

We remind you that we requested the inclusion of the following condition 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.

With regards to our previous concerns and requirement 3 relating to the drainage of the car washing area, these concerns still exist. Detergents and soaps should not drain into the interceptor as they would make the oils and fuels soluble within the interceptor and would detrimentally affect the efficiency of the interceptor. The only amendment that is required is for the car wash area drainage to be diverted to the foul drainage system rather than the surface water drainage system. The applicant has accepted that these concerns can be resolved through an appropriately worded condition requiring the submission of a detail drainage scheme with any future reserved matters applications that can include this requested amendment. We agree that this is a suitable approach, and suggest the following condition within any permission:

Condition 2 - The development hereby permitted shall not be commenced until a scheme to dispose of foul and surface water, including the installation of oil and petrol interceptors has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

We remind the applicants of the standards set out in:

- 1) Water Resources (control of pollution) (oil storage) (Wales) Regulations 2016: <http://gov.wales/topics/environmentcountryside/epg/waterflooding/oil-storage-standards/?lang=en>
- 2) Groundwater Protection documents (which replace GP3) <https://www.gov.uk/government/collections/groundwater-protection>
- 3) Dee Water Protection Zone: <https://www.gov.uk/government/publications/consent-for-a-controlled-activity-within-the-river-dee-water-protection-zone>

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: DPP Jonathan.Burns@dppukltd.com