

Ein cyf / Our ref:je/CAS-27723-K5R3

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref: P/2016/0950

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Er sylw/ For the attention of:
Philip Forster

16th January 2017

Dear Mr Forster,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS
IMPOSED UNDER PLANNING PERMISSION P/2016/0198:- CONDITION 3 -
SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS
CONDITION 8 - SUBMISSION OF SCHEME FOR THE COMPREHENSIVE AND
INTEGRATED DRAINAGE OF THE SITE CONDITION 9 - SUBMISSION OF
SUSTAINABLE DRAINAGE SCHEME CONDITION 10 - SUBMISSION OF
GROUND LEVELS PLAN CONDITION 24 - SUBMISSION OF SCHEME OF
MONITORING AND MAINTENANCE OF THE MITIGATION MEASURE
CONDITION 25 - SUBMISSION OF SCHEME DETAILING ALL PROPOSED
LIGHTING ACROSS THE ENTIRE SITE CONDITION 26 - SUBMISSION OF
REQUIREMENT DETAILS PRIOR TO COMMENCEMENT OF DEVELOPMENT
CONDITION 29 - SUBMISSION OF A BIOSECURITY MANAGEMENT PLAN**

Thank you for consulting Natural Resources Wales regarding conditions relating to the above proposal, received on 22nd December 2016.

Based on the additional information received, Natural Resources Wales has no objection to the removal of Condition 10 and the discharge of Conditions 21, 24, 25 and 29.

Flood Risk

Condition 10 – Land levels in proximity to watercourse

We are satisfied that the information contained within Richard Broun Associates' email (dated 02 December 2016) and the information presented on drawing 5009-105 (Excess Surface Water Storage Areas) addresses the points previously made in relation to this application. We would therefore have no flood risk objections to the removal of Condition 10.

Condition 21 – Finished Floor Levels

We note the contents of the Richard Broun Associates email dated 02 December 2016. However, during the determination of the planning application, the Applicant in their Design and Access Statement, specified that finished floor level for the dwellings will be set no lower than 117.0m above Ordnance Datum (satisfying the condition imposed on the original outline planning approval). Richard Broun Associates make their case that the level of 117.0m AOD is too conservative and that setting the floor level of a garage to 116.5m AOD would not expose it to flood risk. As previously advised, your Authority may be satisfied that the garage does not form part of the dwelling (which is to be set at a level of 117.0m AOD) and therefore there would be no issue with discharging this condition.

Protected Species

Condition 29 – Biosecurity Management Plan

The applicant has submitted a biosecurity management plan and in our view, this submission is satisfactory for the purposes of discharging the condition

Conditions 24 and 25 – Monitoring and maintenance of mitigation/ Proposed lighting

We have previously commented on these submissions (see letter dated 23 November 2016).

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,

Joy Evans

Joy Evans
Development Planning Advisor