



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-11993-L5P1
Eich cyf/Your ref: P/2015/0790

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

Date: 19th November 2015

Dear Ms Holman,

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 57 NO DWELLINGS)
WITH ASSOCIATED WORKS
BOOZEY FIELD, OFF GRIFFITHS ROAD OLD MOLD ROAD, GWERSYLLT, LL11 4YF**

Thank you for consulting us on the above application, which we received on the 23rd October 2015.

We request that any approval includes the following formal conditions:-

Flood Risk

The site lies within Zone A as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. However, the development is likely to increase the surface area of impermeable ground, thus reducing percolation and increasing rapid surface water run-off. In accordance with Section 8 of TAN 15, in all zones, development should not increase flood risk elsewhere.

The submitted drainage report indicates that ground conditions are unlikely to be suitable for infiltration. While the FCA identifies a 150mm diameter pipe east of the Old Mold Road 'which appears to extend upstream to the low point on the Boozey Fields site', the pipe has collapsed beneath the road and this would have to be reinstated as part of the development. It is not clear whether or not the suggested options for managing surface water during the design storm event are feasible and can be accommodated within the proposed site layout, as no detailed study has been carried out. The connection of the downstream culvert/watercourse to the wider watercourse network (beyond the railway line) is also unclear.

We would recommend that you contact your Drainage Department for further advice in relation to this, as they fulfil the role of Lead Local Flood Authority. They may wish that, prior to the grant of any planning permission, a more detailed surface water management plan is produced, including how rates of runoff will be restricted and how volumes will be attenuated on site.

We would also recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. We advise that

any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse.

Land Contamination

Natural Resources Wales considers that the controlled waters at this site are not of highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of Planning Policy Wales and the Guiding Principles for Land Contamination (GPLC) should be followed.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site the Local Planning Authority may wish to re-consult Natural Resources Wales

Ecology

The applicant has submitted an ecological survey to inform the planning decision making process (reference Roe, R. (2015). Boozey Field, Griffiths Road, Gwersyllt. Kingdom Ecology Limited. Unpublished. We consider the submission to have been completed to a satisfactory standard and agree with the conclusions.

We consider the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any populations of British or European protected species

Historic Landscape

The proposal is within or may affect a Landscape of Outstanding/Special Historic Interest. While this is not a statutory designation, chapter 6 of Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

Where a condition has been imposed which has been suggested by NRW or which meets NRW's objective, the Local Planning Authority should consult with NRW to secure compliance with the condition prior to its discharge. A copy of the subsequent decision notice would be appreciated.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

cc: J10 Planning Ltd.