

Philip Forster
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 22nd November 2016

Dear Mr Forster,

**Discharge of various conditions relating to permission P/2015/0372
FORMER SCHOOL BUILDINGS, HIGH STREET, BRYMBO, LL11 5BN**

Thank you for consulting us on the above discharge of conditions application, which we received on the 9th November 2016.

We are satisfied that the conditions to which the applications relate, which are within NRW's remit, namely conditions 19, 23, and 24 may be discharged. We offer the following advice:

Condition 19 – Management of Surface Water runoff

Drawing 6186/01-rev.C indicates that surface water runoff from the proposed highway, and impermeable areas of the development, will be directed to soakaway systems. During the determination of the full planning application (ref: P/2015/0372) we advised that consultation with your Drainage/Flood Risk department would be required. This was suggested to ensure that sufficient technical information was provided to them, as the Lead Local Flood Authority, to demonstrate that ground conditions were conducive to infiltration/soakaway techniques. We would recommend that you consult the LLFA, and your Highway colleagues, regarding the proposed surface water drainage scheme. They are likely to require detailed information about functionality of the soakaways, their design standards (including information on how they have been sized), and also the maintenance details/schedule which will need to ensure that the soakaways remain effective over the development lifetime.

Conditions 23 and 24 – Bat Mitigation

In our view, the submitted Bat report is satisfactory for the purposes of discharging conditions 23 and 24.

Also for information, we confirm that the proposal has now been submitted for an ES derogation licence, for which condition 25 relates to.

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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