

Ein cyf / Our ref: je/CAS-26101-Q0C0

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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23rd November 2016

Dear Sir/ Madam,

Packsaddle Bank, Wrexham Road, Pentre Bychan - V3 - P/2016/0950

**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**

**(DEMOLITION OF EXISTING DWELLING, ERECTION OF CUL-DE-SAC OF 11
NO. DETACHED DWELLINGS AND CONSTRUCTION OF NEW VEHICULAR
ACCESS)**

Thank you for consulting Natural Resources Wales regarding the above proposal,
received on 3rd November 2016.

Flood Risk

We have the following comments with regard to the Conditions set on Planning Permission
P/2016/0198.

Condition 8 - management of surface water runoff

The submitted drainage information suggests that each property will be provided with
a Private Geocellular Soakaway, and the proposed highway surface water runoff will
be directed to the soakaway. We would recommend that you consult both your

Highway Department and your Flood Risk Team on this issue, to ensure that they are satisfied that ground conditions are conducive to soakaway drainage techniques. They are also likely to require technical information relating to how the soakaways have been sized and how any exceedance flows will be dealt with onsite without adverse impacts.

We are aware that your Flood Risk colleague asked for information about ground conditions and its suitability to infiltration, prior to the determination of the original planning approval, so it may be that the above issues have already been adequately addressed.

We ask to be re-consulted on this matter if it becomes apparent that infiltration techniques are not viable, and if an alternative method of surface disposal is required (e.g. to Pentrebychan Brook)

Condition 10 – road levels in vicinity of site junction with Wrexham Road

The proposed changes to land levels on the site's access road are deemed minor, and the details are acceptable from a flood risk perspective. However, we note from Drawing 5009-100-rev B, that the Applicant proposes to utilise land between Pentrebychan Brook and the access road for a "bundled excess flood storage area" to attenuate surface water flood volumes.

Prior to the discharge of this condition, we ask that the Applicant provide further information about the extent of land level modifications which may be required to facilitate this. This information is required to ensure that any land level modifications in this area do not adversely affect potential fluvial out of bank flood flow routes from Pentrebychan Brook.

Condition 21 – finished floor levels

Drawing numbered 15.5614-11 rev. B shows that all dwellings will have Finished Floor Levels set at, or above, 117.0m above Ordnance Datum (AOD). This satisfies the requirement of Condition 21. However, we note that the garage attached to Plot P1 appears to be set at 116.0m AOD. This is lower than the requirement of condition 21. The wording of condition is such that the "dwellings" should have their floor levels set no lower than 117.0m AOD, so if your Authority is satisfied that the garage does not form part of the dwelling, and/or that the garage cannot be subject to conversion to residential use in the future, then this could be considered acceptable from a flood risk perspective.

Protected Species

We have the following comments with regard to the Conditions set on Planning Permission P/2016/0198.

Conditions 23 and 24

The applicant has submitted the following report for the purposes of discharging the above conditions:

Roe, R. (2016). Bat Monitoring Plan for Packsaddle Bank, Wrexham Road, Pentre Bychan, Wrexham, LL14 4DS. Kingdom Ecology. Unpublished

In our view, this submission is satisfactory for the purposes of discharging both conditions

Planning Condition 25

The applicant has submitted the following report for the purposes of discharging the above condition:

Roe, R. (2016). Bat Friendly Lighting Plan for Packsaddle Bank, Wrexham Road, Pentre Bychan, Wrexham, LL14 4DS. Kingdom Ecology. Unpublished

We may confirm that this submission is satisfactory for the purposes of discharging this condition

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