Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-290366-F7N3
Eich cyf/Your ref: P/2024/1151

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 24 October 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: RHYDDHAU AMOD 7 (HALOGIAD) CANIATÂD CYNLLUNIO P/2021/0676/DISCHARGE OF CONDITION 7 (CONTAMINATION) OF PLANNING PERMISSION P/2021/0676

LLEOLIAD/LOCATION: LAND NORTH EAST OF MAELOR WORKS, CROSS LANES, WREXHAM, LL13 0UW

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 17 October 2025.

We continue to have concerns with the application as submitted. We have no objection to the partial discharge of condition 7 in relation to field 2, however the condition relating to fields 1a, 1b and 1c should not be discharged at this point. We do not recommend your Authority fully discharges condition 7 for the following reasons.

Condition 7

We have reviewed the cover letter dated 13th October 2025 submitted in relation to the applicant seeking a partial discharge of condition 7.

During a meeting between the developer, agents and NRW officers held on 13th October 2025, we explained to the developer and agents that as advised in previous responses, a second round of ground water monitoring should be carried out across the sampling points as a minimum. This was agreed to in the meeting and relates to fields 1b and 1c on the drawing WR-EX-258-06-1 Revision L dated 03/02/2021. It was also agreed that additional sampling would be carried out in field 1a to determine whether there is any linkage with the high values observed in the downstream surface water sample reference 107160. This approach was agreed to by the developer and agents.

We advised the additional monitoring results could be submitted as addendums to the main Supplementary Phase II Site Investigation report.

In light of the additional monitoring required, the agents proposed a partial discharge of the condition to facilitate development progressing within the application boundary where no further sampling information was being requested.

We have no objection to the partial discharge of condition 7 in relation to field 2 as shown on the drawing WR-EX-258-06-1 Revision L dated 03/02/2021.

We advise that fields 1a, 1b and 1c are not included in a partial discharge of condition 7 until such time that the additional monitoring results have been submitted and accepted as satisfactory.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.