

Ein cyf/Our ref: CAS-243855-D4V6
Eich cyf/Your ref: P/2023/0763

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 14 December 2023

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: RHYDDHAU AMOD 7 (CYNLLUN MYNEDIAD), 8 (DATGANIAD O DDULLIAU COEDYDDIAETH) , 9 (HALOGIAD), 11 (ADRODDIAD DILYSU), 12 (ADRODDIAD CYNNAL A CHADW), 13 (DATGANIAD DULL), 14 (DRAENIO), 15 (DRAENIO), 16 (GOLEUADAU), 17 (ECOLEG) A 18 (DEUNYDDIAU) O APÊL I BENDERFYNIAD APP/H6955/A/18/3207621 (P/2017/0927) / DISCHARGE OF CONDITIONS 7 (ACCESS SCHEME), 8 (ARBORICULTURAL METHOD STATEMENT), 9 (CONTAMINATION), 11 (VALIDATION REPORT), 12 (MAINTENANCE REPORT), 13 (METHOD STATEMENT), 14 (DRAINAGE), 15 (DRAINAGE), 16 (LIGHTING), 17 (ECOLOGY) AND 18 (MATERIALS) OF APPEAL DECISION APP/H6955/A/18/3207621 (P/2017/0927)

LLEOLIAD/LOCATION: 4 West View, Chirk, Wrexham, LL14 5HN

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 29 November 2023.

We have concerns with the application as submitted. We do not recommend your Authority discharges conditions 11, 12 and 14 for the following reasons.

We have no objection to the discharge of condition 9 as submitted and provide the following advice. We have no comment in relation to the discharge of conditions 7, 8, 13, 15, 16, 17 and 18.

We have reviewed the submitted Phase III – Remediation Strategy – Gwersyllt. Bigfoot Environmental Consultants Limited, Project Reference: BFG1042 R01, June 2023.

Condition 11

From the additional site investigation details, we note that there is an underground tank present on site that will require removal. The validation plan provides details of this and states that a validation report will be submitted to outline how this was achieved. However, there does not appear to be a validation report submitted as part of this application.

Therefore, prior to discharging this condition we advise that you seek clarification of whether the site remediation has been completed in accordance with the validation plan, with the submission of a validation report.

Condition 12

Condition 12 relates to a Maintenance Report. We therefore advise that this condition should not be discharged until the development is complete, to ensure that any unsuspected contamination is dealt with appropriately.

Condition 14

Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant. We note that information has already been submitted in respect of confirming the foul drainage will discharge to the public mains sewer. However, we advise you to seek further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment of that advice.

Should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Surface Water Drainage

We note that SUDs methods will be employed to convey surface water runoff to a holding tank before entering the ground via an infiltration blanket in the south-west corner of the site. We have no objection to this in principle, provided that the affected area is free of contamination as this method of surface water runoff disposal has the potential to mobilise any contamination present.

This discharge to ground may require an Environmental Permit dependant on volumes and quality of discharge – the applicant should refer to our website for information on permit requirements ([Permits and Permissions](#)).

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

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.