



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-153170-Y5W7
Eich cyf/Your ref: P/2021/0494

Maes Y Ffynnon,
Penrhosgarnedd,
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LL572DW

Wrexham County Borough Council,
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northplanning@cyfoethnaturiolcymru.gov.uk

09/06/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: RHYDDHAU AMODAU 04 (DRAENIO), 06 (HALOGIAD), 12 (RHEOLI TRAFFIG ADEILADU), 13 (TIRLUNIO) A 18 (CYNNAL A CHADW TIRLUN) O GANIATAD CYNLLUNIO P/2020/0603 DISCHARGE OF CONDITIONS 04 (DRAINAGE), 06 (CONTAMINATION), 12 (CONSTRUCTION TRAFFIC MANAGEMENT), 13 (LANDSCAPING) AND 18 (LANDSCAPING MAINTENANCE) OF PLANNING PERMISSION P/2020/0603

LLEOLIAD / LOCATION: UNIT 6 PACIFIC PARK BRIDGE ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 27/05/2021.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 4 for the following reasons. We have no objection to the discharge of condition 6 and have no observations to make with regard to conditions 12, 13 and 18.

Condition 4

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. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. We have also issued [Planning Advice](#) (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

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.

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, 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).

Condition 6

It appears that this condition was requested by the Local Authority Contaminated Land Officer for Human Health reasons.

As stated in our response to planning application P/2020/0603, we considered that the controlled waters at this site are not of the highest environmental sensitivity, and therefore did not provide detailed site-specific advice or comments with regards to land contamination issues for this site. These comments were based on our assumption that gross contamination is not present at this location. The further site investigation submitted in support of the current application does not appear to have identified gross contamination. As such we will not be providing detailed comments, but have no objection to the condition being discharged, however, we advise you liaise with your Authority's Contaminated Land Officer.

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

Siôn M. Williams

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