Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-267170-X5Z0
Eich cyf/Your ref: P/2024/1107

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 05 November 2024

Dear Sir/Madam,

PROPOSAL: CHANGE OF USE OF LAND TO RESIDENTAL CURTILAGE

LOCATION: JAYFIELD, CHAPEL LANE, BRONINGTON, WHITCHURCH, SY13 3HP

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 October 2024.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Species
We note that the ecological impact assessment (dated 10th August 2024 version 2 11th October 2024 Ref: JAY 100824) submitted in support of the above application has identified that no bats are not using the application site. We therefore have no further comments to make on protected species and advise that you liaise with your own Authority's ecologist

Landfill
According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material. We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

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.

Yours faithfully,

Ruth Prichard
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.