



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-12357-G2X0
Eich cyf/Your ref: P/2015/0810

Llwyn Brain
Ffordd Penlan
Parc Menai
Bangor, LL57 4DE

Ebost/Email: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3786

Janet Sutherberry
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 4th November 2015

Dear Ms Sutherberry,

Erection of Free Range Egg Production Unit (16,000 Birds) Including Silos and Associated Works (Including Ground Level Alterations and Alterations to Existing Vehicular Access CAE MOR, LLWYN MAWR, PONTFADOG, LLANGOLLEN, LL20 7BR

Thank you for consulting us on the above resubmitted application, which we received on the 30th October 2015.

We have no objection to the application, but have the following comments:

We would draw it to the applicant's attention that the proposed wash down tank must comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO Regulations). If the applicant has any further queries regarding this, they are advised to contact Julian Whitehead, NRW Environment Officer (Agriculture) on 07468742740.

We do not believe that the proposal will affect any protected ecological sites, or species. However, we would strongly advise that the recommendation within section 4.3 of the ecological report is adhered to regarding the lighting scheme, in order to minimise any disturbance to bats.

Bats are protected under the Wildlife and Countryside act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended). Bats utilise trees with certain features for roosting/resting sites as well as using linear features such as hedgerows and forests for foraging and migrating.

As mentioned above, bats may utilise this linear feature for foraging and migrating. As the development will result in increased light and noise in the area, bats may be adversely affected. We recommend that the design incorporates features to avoid direct lighting and reduce ambient lighting of this woodland, such as:

- directional street lighting
- sensor fitted lighting (to avoid lighting areas not in use)
- use of street level lighting (such as lit bollards)

You may therefore wish to consider including a condition within any permission that requires the applicants to submit a suitable lighting scheme.

The importing of inert waste onto the site for storage or use in construction, maintenance or improvement works, for example hardcore, soils, must be registered with Natural Resources Wales under The Environmental Permitting (England and Wales) Regulations 2007 and comply with the conditions of the relevant permit. It should be noted that the registration of some exempt activities for the use of waste material for relevant works require a 25 working day consultation period. This is to allow assessment, determination and authorisation prior to commencement of any activity authorised under the relevant permit from The Environmental Permitting (England and Wales) Regulations 2007.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Ebost/Email: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**



cc: Roger Parry & Partners LLP