

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 20 May 2024 18:17
To: planning_admin
Subject: P/2024/0337 - Overdale, Marford Hill, Marford, Wrexham, LL12 8SY (Minor) V2 - NRW Response NRW:06883224

CAS-255930-H2V7
P/2024/0337

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: Dymchwel annedd bresennol a chodl annedd newydd gyda datblygiad cysylltiedig / demolition of existing dwelling and erection of new dwelling with associated development
LLEOLIAD / LOCATION: Overdale, Marford Hill, Marford, Wrexham, LL12 8SY

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 12/05/2024.

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

Protected Sites/Foul Drainage

We note the application site is within the catchment of the River Dee 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.

However, the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee SAC.

Protected Species

We note that the report submitted in support of the above application (Preliminary Ecological Assessment by Cambrian Ecology dated 3rd April 2024) has identified that bats were not using the application site. We assume you have liaised with your Ecologist to consider the report's content in line with our consultation topics checklist and you have no specific questions requesting further advice. We therefore have no comments to make on the application as submitted.

Advice for the Developer

Environmental Management

All works at the site must be carried out in accordance with relevant PPG: '*Working at construction and demolition sites*' which is available on the following website:
[gpp6-working-on-construction-and-demolition-sites.pdf \(netregs.org.uk\)](#)

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss

the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Waste Produced During Construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

[Natural Resources Wales / Waste permitting](#)

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

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,

Debra Renshaw MBA, BSc(Hons)

Cynghorydd Cynllunio Datblygu /Development Planning Advisor

Rhif Gwasanaeth Cynghori Cynllunio Datblygu / Development Planning and Advice Service

Rhif ffôn /0300 065 3928

Certified Carbon Literate



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.



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**