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Dyddiad/Date: 14th April 2022

Annwyl /Dear Mr Greenland,

BWRIAD / PROPOSAL: Adeiladu Cyfleuster Gwefru Cerbydau Trydanol Yn Cynnwys Ciosg Bwyd a Diod / Construction of Electric Vehicle Charging Facility Including Food and Drink Kiosk

LLEOLIAD / LOCATION: P R Hughes Haulage, Miners Road, Llay Industrial Estate, Llay, LL12 0PJ

Thank you for consulting us on the above application, which we received on the 25th March 2022.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, conditions regarding protected species should be attached to any planning permission granted.

Please note, without the provision of the further information and the inclusion of these conditions we would object to this planning application. Further details are provided below.

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. 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. 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 works' of that advice.

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).

Protected Species

We note that the letter and Miners Road RPP Facility GCN Mitigation Strategy, Sirius Planning, 21/03/2022 notes that there are records of Great Crested Newts (GCN) within the area and concludes that there is potential for the species to occur within the site. GCN and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017. The report concludes that reasonable avoidance measures (RAMS) should be produced and implemented to demonstrate that GCN will not be affected. We advise the following condition is attached to any planning permission to ensure that RAMS are implemented.

Condition 1- No development clearance shall commence until a Great Crested Newt Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement should include details of reasonable avoidance measures to be taken to minimise impacts on Great Crested Newts and to prevent or reduce incidental capture or killing.

The Great Crested Newt Method Statement shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Great Crested Newt Method Statement is implemented, which protects Great Crested Newt potentially affected by the development.

In addition, we consider biosecurity to be a material consideration owing to the location/nature of the proposal. We would therefore welcome any subsequent consent including the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

Condition 2 - No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local

Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site.

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 concerning the above, please contact me on the details below.

Yn gywir / Yours' faithfully,

Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

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Siaradwr Cymraeg / Welsh Speaker

