

Maes Y Ffynnon,
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Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

13/10/2021

Dear Sir/Madam,

BWRIAD / PROPOSAL: CODI BLOC O STABLAU NEWYDD, DARPARU MYNEDIAD, GWAITH CLODDIO A THIRLUNIO CYSYLLTIEDIG I DDARPARU BUSNES FFISIOTHERAPI I ANIFEILIAID / ERECTION OF NEW STABLE BLOCK, PROVISION OF ACCESS, ASSOCIATED EARTHWORKS AND LANDSCAPING TO PROVIDE "ANIMAL PHYSIOTHERAPY BUSINESS"

LLEOLIAD / LOCATION: BRYER, TREVOR HALL ROAD, GARTH, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 20th September 2021.

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 designated landscape. If this information is not provided, we would object to this planning application. Further details are provided below.

Designated Landscape

Area of Outstanding Natural Beauty (AONB)

The proposed site lies within the Vale of Llangollen in an open rural hillside below the settlement of Garth and 56m outside of the Clwydian Range and Dee Valley AONB. We have concerns with the current proposal. The accumulation of development next to the AONB (residential dwellings, agricultural development and parking) has the potential to harm landscape character and tranquillity. We therefore advise that the following information is provided:

- A north-west – south-east cross section of the proposals to show the dwellings of Claremont and Bryer along with the proposed stable building. A south-west – north-

east cross section through the proposals to show the parking area in addition to the stable building and adjacent ground levels. Attention should be given to naturalised landforms; the inclusion of hedgerow/tree planting along edges of the development that face public views, the gapping up of field boundaries; and the inclusion of tree planting between Bryer and the proposed stables to mitigate the cumulative visual effect of development.

- A landscape proposals plan to be developed in parallel with the cross section proposals and include a supporting statement to explain what has been included to integrate the development within the landscape and mitigate the cumulative effect of the proposed stable and car parking, in combination with the two dwellings.

We note that roofing materials are described as being dark grey / black in colour within section 7.8 of the Supporting Planning Statement (Bryer Stables, Trevor Hall Road, Garth, Wrexham. Real Planning: Version 2, September 2021) to comply with the Local Planning Authority Local Planning Guidance Note 7. We advise that the proposed RAL or BS:4800 colours should be submitted to and approved in writing by the Local Planning Authority.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Foul Drainage and Protected Sites

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.

Any manure produced must be managed (storage and application to land) in line with [The Code of Good Agricultural Practice \(CoGAP\) for the Protection of Water, Soil and Air for Wales](#). If manure is managed correctly then 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 and Bala Lake SAC.

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.

Advice for the Developer

Environmental Management

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

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

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales