

15/11/2018

Er sylw / For the attention of Mared Rees

Dear Ms Rees,

**BWRIAD / PROPOSAL: ERECTION OF 2 NO. SEMI-DETACHED TWO
BEDROOM DWELLINGS AND FORMATION OF NEW
ACCESSES TO HIGHWAY**

LLEOLIAD / LOCATION: 50 Stryt Issa, Pen y Cae, Wrexham - P/2018/0925

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 06/11/2018.

We recommend that you should only grant planning permission if you attach the following condition. This condition would address significant concerns that we have identified and we would not object provided you attach it to the planning permission.

Condition: The submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

Invasive Non Native Species (INNS)

The previous application (ref: P/2018/0121) for this location was supported by an ecological survey (reference Knight, T. (2018) Proposed development on land off Stryt-Issa, Penycae, Wrexham – Preliminary Ecological Appraisal. Marches Ecology. Unpublished.)

In NRW's response to application P/2018/0121, dated 06/03/2018, the ecological survey and assessment was deemed to be satisfactory for the purposes of informing the planning decision making process and the development was considered of low risk to protected species and we concurred with the conclusions and recommendations of the ecological report.

However, it was noted that field surveillance identified the presence of Japanese Knotweed at the application site.

NRW considers biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases. We therefore advise that any subsequent consent includes the imposition of a condition.

Condition: The submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

We consider that this assessment must include:

- (i) appropriate measures to control any INNS on site; and
- (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

ADVICE TO DEVELOPER

Waste:

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 provided information on how to classify waste and register as a waste carrier or hazardous waste producer:

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

<http://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>

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yours faithfully,

Joy Evans

Ms Joy Evans
Cynghorydd Cynllunio Datblygu /
Development Planning Advisor