



18/09/2018

For the attention of Philip Forster:

Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

**PROPOSAL:
Erection of An Agricultural Building**

**LOCATION:
Maelor Forest Nurseries Ltd, Ellesmere Rd, Bronington, Whitchurch**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 06/09/2018.

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 them to the planning permission.

Condition 1: Submission and implementation of great crested newt reasonable avoidance measures to the satisfaction of the LPA.

Protected Species

The application is supported by an ecological submission (reference Prestwood, W. (2018). Extended Phase One Habitat Survey: Maelor Nurseries, Bronington, Whitchurch. Arbor Vitae. Environment Ltd.

We are of the view that the proposal is:

1. Not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and
2. Not likely to adversely affect any local populations of British 'fully' protected species

We would welcome the imposition of a condition in respect of the submission and implementation of great crested newt reasonable avoidance measures to the satisfaction of the LPA.

Condition 1: Submission and implementation of great crested newt reasonable avoidance measures to the satisfaction of the LPA.

Foul Water – Pollution Prevention

The planning application form states that the disposal of foul water is unknown. Based on the supporting information it appears that no foul water drainage will be produced at the storage building. You may wish to confirm this with the applicant.

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

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). 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. 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.

Advice to Applicant

Pollution Prevention

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-andreplacement-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 Environmental Permitting Regulations 2010. 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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales