

Wrexham County Borough Council

Date: 10th April 2018

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Dear Sir/Madam,

**Application for the approval of reserved matters pursuant to outline planning permission
P/2016/0373 - Layout, Scale, Appearance, Landscaping for the erection of 19 No Dwellings.
Land South of the Miners Welfare Institute Llay, New Road, Llay, Wrexham**

Thank you for referring the above planning application received at our office 3rd April 2018.

We note that this application is for reserved matters and as such re-iterate our previous comments made on the original application.

Biosecurity

We consider 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 permission includes a condition requiring 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 phase of the scheme.

Protected Species

We consider the ecological assessment (Reference Bennett, D. (2015) Ecological assessment for land at New Road, Llay, Wrexham. Clwydian Ecology Unpublished Report) to be satisfactory in this case for the purposes of informing the public decision making process.

We note the conclusions of the assessment, and consider the survey and assessment in respect of the various species to be satisfactory. Further advice and guidance in respect of birds and reptiles should be obtained from your own ecological advisors.

Please note that we have not considered possible effects on all local or regional interests, including those relating to the upkeep, management and creation of habitat for wild birds. Therefore, you should not rule out the possibility of adverse effects on such interests, which would be relevant to your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). This advice includes any consideration of the planned provision of "linear" and "stepping stone" habitats.

To comply with your Authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests. We recommend that you seek further advice from your authority's internal ecological

adviser and/or third sector nature conservation organisations such as the local wildlife trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species (www.biodiversitywales.org.uk).

Flood Risk

The application site lies entirely within Zone A, as defined by the Development Advice Map (DAM) referred to under TAN15: Development and Flood Risk (July 2004). As such, flood risk is not considered to be a significant constraint on the proposed development.

Due to its size and the potential increase in impermeable area, such development has the potential to increase surface water runoff rates, with a resulting increase in flood-risk elsewhere.

The Applicant has indicated in their planning application form their intention to dispose of surface water through soakaway techniques, although no information has been submitted as part of the application submission to demonstrate that such techniques are viable on this site (i.e. on-site percolation tests).

As they fulfil the role of Lead Local Flood Authority, we recommend that you consult your Drainage Department for their views on the planning application. We advise that any proposed surface water drainage scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates (up to and including the 1% probability rainfall event, plus and allowance for climate change). Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

Should your Drainage Department conclude that ground conditions are not suitable for soakaway, we would ask to be re-consulted on any revised drainage scheme.

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.

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

Yn gywir / Yours' faithfully,

Ruth Prichard

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



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