

For the attention of Sharon Holman

16/10/2018

Dear Sharon,

TOWN AND COUNTRY PLANNING ACT 1990
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PROPOSAL:
Residential Development (6 No. Affordable Houses) And New Access
LOCATION:
Land at rear of Seion Chapel, Pontfadog. Llangollen

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 03/10/2018.

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.

Summary of Condition

Condition 1: Suitable pollution prevention measures to be agreed with the Local Planning Authority, to minimise any impacts from the development on sensitive receptors.

Protected Sites

From the information provided, NRW consider that the proposals may affect the River Dee and Bala Lake SAC. The application is located within 80 m of the SAC.

NRW have identified potential impact pathways to features of this site:

1. A stream runs along the western edge of the field to be developed. The stream would be a potential pathway for pollution into the SAC.

The above pathways may not result in a likely significant effect if the following measures are adhered to/ implemented:

1. Developer adheres to pollution prevention guidelines, and suitable pollution prevention measures are implemented to minimise any impacts from the development on sensitive receptors.
2. During the construction phase the developer should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.
3. All works at the site must be carried out in accordance with PPG5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available at the Gov.uk website:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>.

No assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 has been undertaken by your authority or it has not be forwarded to NRW for consideration. Should you conclude that the proposed development is likely to have a significant effect on the European site, we look forward to being consulted on your appropriate assessment. In the absence of this assessment, NRW cannot offer assurances that the proposals would not result in an adverse effect upon the SAC.

Protected Species

The application is supported by an ecological submission (reference Morgan, M. (2017). Preliminary Ecological Appraisal (PEA): Land behind Seion Chapel, Pontfadog. Pearce Environment. Unpublished.

In our view the survey and assessment has been carried out to a satisfactory standard. We therefore concur with the conclusions.

The proposal is not likely to adversely affect any local populations of European protected species or British 'fully' protected species.

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

The applicant is advised to follow the guidance within the Guidance for Pollution Prevention 5 "Works and maintenance in or near water":

http://www.netregs.org.uk/media/1418/gpp-5-works-and-maintenance-in-or-near-water.pdf?utm_source=website&utm_medium=social&utm_campaign=GPP5%2027112017

The applicant is advised to follow the guidance within the Guidance for Pollution Prevention 6 'working at construction and demolition sites':

<https://www.sepa.org.uk/media/60125/ppg-6-working-at-construction-and-demolition-sites.pdf>

Any work which is to take place should be done so with pollution prevention in mind. Pollution prevention advice and guidance can be found via this link:

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

Should any pollution occur during the construction or operational phase, Natural Resources Wales should be notified via the incident hotline – 03000 65 3000.

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/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Further guidance can be found on the GOV website here:
<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies
Cynghorydd Cynllunio Datblygu / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales