



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-67601-N4R0

Eich cyf/Your ref: P/2018/0668

Ebost/Email: northplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 4099

07/09/2018

Er sylw: Mared Rees

Annwyl/ Dear Mared,

TOWN AND COUNTRY PLANNING ACT 1990

DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL:

**REFURBISHMENT AND IMPROVEMENT OF ARTS COLLEGE, DEMOLITION OF
ANCILLARY BUILDINGS AND CONSTRUCTION OF NEW 107 BED STUDENT
ACCOMMODATION FACILITY**

LLEOLIAD / LOCATION:

GLYNDWR UNIVERSITY COLLEGE OF ART 49 TO 51 REGENT STREET WREXHAM

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 20/08/2018.

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Protected Species

We note that the bat report submitted in support of the above application (reference Dance, J. (2017). Preliminary Ecological Appraisal: Glyndwr University, Regent Street, RPS Planning and Development Ltd. Unpublished)

It is noted that part 6.1.1. of the report indicates no buildings with the potential to support roosting bats would be affected, however the report also advises should plans change and any external roof/loft work be required to buildings B01, B03 or B06 further surveys will be required.

This advice applies to the proposal in its present form. If the plans are changed in ways that may harm or disturb the bats or their breeding sites and resting places at this site, you would need a revised bat report that took account of such changes. Please consult us again if a revised bat report concluded that this is no longer a lower risk case.

NRW would refer the Planning Authority to the letter from the Welsh Government to Chief Planning Officer's dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Flood Risk

The application site lies entirely within zone A, as defined by the development advice map (dam) referred to under TAN 15 Development and Flood Risk (July 2004).

As your Authority are the Lead Local Flood Authority (LLFA) for this area we recommend you consult with your own drainage engineers in respect to any surface water drainage scheme. The following link provides useful guidance;

http://www.wrexham.gov.uk/english/planning_portal/publications/surface_water.htm

Pollution Prevention

Please refer to PPG6, 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 operational phase, Natural Resources Wales should be notified via the incident hotline – 03000 65 3000.

Waste Regulation

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>

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.

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales