



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-67615-F5Z9

Eich cyf/Your ref: P/2018/0673

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03/09/2018

Er sylw: Philip Forster

Annwyl/ Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990

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BWRIAD / PROPOSAL:

**OUTLINE APPLICATION FOR UP TO 74 DWELLINGS TOGETHER WITH VEHICULAR /
PEDESTRIAN ACCESS FROM HOLT ROAD, OPEN SPACE WHICH CAN BE USED
WITH ADJOINING LAND TO THE WEST TO CREATE A FORMAL SPORTS PITCH,
SITE LANDSCAPING, SUSTAINABLE DRAINAGE AND OTHER RELATED
INFRASTRUCTURE**

LLEOLIAD / LOCATION:

LAND NORTH OF HOLT ROAD WREXHAM

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

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 1: Biosecurity: No development shall take place until a Biosecurity Risk Assessment has been submitted and approved to the satisfaction of the LPA.

Invasive Non Native Species

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 future consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

Condition 1: Biosecurity: No development shall take place until a Biosecurity Risk Assessment has been submitted and approved 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

The application is supported by an ecological submission (reference J reference Dance, J. (2017). Preliminary Ecological Appraisal: Glyndwr University (Dean Road), Wrexham, RPS Planning and Development Ltd. Unpublished)

In our view the survey and assessment is both appropriate and proportionate and consequently it is satisfactory:

In our view the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and not likely to adversely affect any local populations of British 'fully' protected species

Floodrisk

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). Although TAN 15 indicates that flooding is unlikely to constrain development in this zone, a small proportion of the site may be affected by surface water flooding as highlighted in the Flood Consequences Assessment (FCA)(Scott Hughes, dated June 2018), submitted in support of the development.

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

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

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales