

14th August 2018

Dear Sir/Madam,

**EXTENSION TO CREATE ADDITIONAL 6 NO. ENSUITE BEDROOMS
TOGETHER WITH INTERNAL ALTERATIONS**

THE CONIFERS NURSING HOME, BRANDY, RUABON

Thank you for consulting Natural Resources Wales about the above, which was received on 2nd August 2018.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

Condition 1: All the proposed great crested newt avoidance and mitigation measures being implemented in accordance with the provisions of the submitted scheme to the satisfaction of the LPA.

Condition 2: The submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA

European Protected Species

We are in receipt of the ecological submission (reference Hankinson, E. (2018). Conifers Care Home, Brandy Cottage, Rhosllanerchrugog: Great Crested Newt reasonable Avoidance Method Statement. Wildbanks Conservation Limited. Unpublished) which satisfactorily addresses our concerns and request the following condition in any planning permission granted:

Condition 1: All the proposed great crested newt avoidance and mitigation measures being implemented in accordance with the provisions of the submitted scheme to the satisfaction of the LPA.

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.

Biosecurity

In this case, biosecurity issues concern invasive non-native species (INNS) and diseases. We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

Condition 2: The submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA

NRW 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 development and restoration

Please do not hesitate to contact us if you require further information or clarification of 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/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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.

Advice for the Developer:

Waste

Any waste excavation material or building waste generated during the course of the development must be disposed of satisfactorily and in accordance with Section 33 and 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.

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-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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.

Yours sincerely,



Ruth Prichard
Development Planning Advisor