Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-60016-C8N3
Eich cyf/Your ref: P/2018/0248

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Wrexham County Borough Council

Date: 10th April 2018

Dear Sir/Madam,

PLOT 1- ERECTION OF 2 BEDROOM BUNGALOW AND CONSTRUCTION OF NEW ACCESS ARRANGEMENTS. LAND OFF CAE BEDW, BETHANIA ROAD, ACREFAIR, WREXHAM

Thank you for referring the above planning application received at our office 4th April 2018.

NRW would not object to these proposals as we consider they are unlikely to have a significant adverse effect upon the interests listed

Protected Species
We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Landfill
According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material. We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".
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**

cc: