

02/07/2018

Annwyl/ Dear Mared,

TOWN AND COUNTRY PLANNING ACT 1990  
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**BWRIAD / PROPOSAL:**

**Outline application for erection of 11no. dwellings and construction of new access point.**

**LLEOLIAD / LOCATION:**

**Willow Cottage, Park Street, Ruabon, Wrexham**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 20/06/2018.

NRW does not object to this proposal.

**Protected Species**

The application is supported by an ecological survey and assessment (reference Worsfold, S. (2018). Bat Activity Surveys at Willow Cottage, Park Street, Ruabon, Wrexham. Worsfold & Bowen. Unpublished). We consider the ecological survey and assessment to have been carried out to a satisfactory standard for the purposes of informing the planning decision making process.

In our view the proposal is not likely to:

- a) Be detrimental to the maintenance of the favourable conservation status (FCS) of any local populations of European protected species; and
- b) Adversely impact on any local populations of British protected species.

We therefore have no objection to the proposed scheme. We would welcome implementation of the proposed enhancement recommendations.

## **Foul Water**

No details have been provided with regards to foul drainage disposal. We note that the site is located in a public sewered area, we would therefore expect that foul drainage be disposed of via the public sewerage system. We would expect the reserved matters to confirm this to be the case.

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 for the Applicant / Developer:**

### **Pollution Prevention**

During the construction phase of the proposals, any waste material which is to be removed from the site should be done so via a registered waste carrier. The waste must be taken to a facility which holds an appropriate exemption or environmental permit to accept the specified waste.

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.

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