

For the attention of Sharon Holman

19/06/2018

Dear Sharon,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

PROPOSAL:
Residential Development (6 No. Affordable Houses) And New Access
LOCATION:
Land rear Smithy Cottages & Seion Chapel, Pontfadog, Llangollen

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 01/06/2018.

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.

Summary of Condition

Condition 1: Suitable pollution prevention measures to be agreed with the Local Planning Authority, to minimise any impacts from the development on sensitive receptors.

Protected Sites

The application is located within 80 m of the Special Area of Conservation (SAC). Based on the information submitted, we consider that a significant effect on the SAC cannot be ruled out.

The applicant states the development is not close to any watercourse, however according to our mapping system, there appears to be a stream that runs along the western edge of the field to be developed. Please note that this stream feeds into the River Dee which is a designated SAC. The stream would be a potential pathway for pollution into the SAC.

During the construction phase the developer should take precautions to prevent contamination of surface water drains and local watercourses. Oils and chemicals should

be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

All works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and '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/>

If waste material is to be used for construction purposes, the activity must be registered with Natural Resources Wales. For further information please visit the website <https://www.gov.uk/government/collections/waste-exemptions-using-waste> and contact the local Natural Resource Management team (Tel. 03000653818).

Any movement of waste material must be accompanied by a waste transfer notes in order to comply with the Waste duty of Care regulations.

Protected Species

The application is supported by an ecological submission (reference Morgan, M. (2017). Preliminary Ecological Appraisal (PEA): Land behind Seion Chapel, Pontfadog. Pearce Environment. Unpublished.

In our view the survey and assessment has been carried out to a satisfactory standard. We therefore concur with the conclusions.

The proposal is not likely to adversely affect any local populations of European protected species or British 'fully' protected species.

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