



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-59768-G5J7
Eich cyf/Your ref: P/2018/0230

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Wrexham County Borough Council

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Ffôn/Phone: (0300) 065 3787

Date: 16th April 2018

Dear Sir/Madam,

REMOVAL OF OLD HALL FARM TO GROUND LEVEL AND ERECTION OF NEW DWELLING AND DETACHED GARAGE ON LAND WEST OF OLD HALL FARM, ERBISTOCK, WREXHAM

Thank you for referring the above planning application received at our office 29th March 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: The recommendations set out in the ecological report be implemented in any planning permission granted.

Protected Species

The application is supported by an ecological report (reference Crowder, J. (2017) Old Erbistock Wrexham: Ecological Assessment. The Environment Partnership. Unpublished).

NRW consider this ecological submission in this case to be satisfactory for the purposes of informing the planning decision making process and concur with conclusions and recommendations of the ecological report. The proposed scheme is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and adversely affect any local populations of British protected species

Condition: The recommendations set out in the ecological report be implemented in any planning permission granted.

Waste

Any waste excavation material or building waste generated in 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.

Suitable pollution prevention measures will need to be in place during construction to minimise any risk of pollution.

In particular, we refer you to the Pollution Prevention Guidelines

PPG1: Understanding Your Environmental Responsibilities – Good Environmental Practices

PPG6: Working at construction and demolition sites

The Guidance are available at the following link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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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cc: