

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Ein cyf / Our ref:je/ CAS-60669-M6M2

Eich cyf / Your ref: P/2018/0174

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Er sylw/ For the attention of:
Philip Forster

19/04/2018

Dear Mr Forster,

**Stansty Lodge, Mold Road, Stansty, Wrexham - P/2018/0174
Extension to abbatoir**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 11/04/2018.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirement. We would object if the scheme does not meet this requirement.

Requirement - The submission of proposed drainage plans prior to the determination of this application.

Foul / Surface Drainage – Pollution Prevention

To be able to comment or advise fully we would need more information regarding the foul and surface water drainage plans for this proposed development. Confirmation is required as to where foul drainage goes and which containment facilities are in place or proposed in order to prevent potential pollution.

Requirement - The submission of proposed drainage plans prior to the determination of this application.

If foul water is not connecting to mains drainage, then an application would have to be made to the Natural Resources Wales for consideration regarding discharge to ground/ surface water and this may not be granted.

Only clean uncontaminated water can be discharged to surface water. Depending upon the thresholds of throughput, a permit may be required. The applicant is advised to refer to the Environmental Permitting Regulations for more information.

The proposed development is in an area of bedrock aquifer. This designation is consistent with the Water Framework Directive and reflects the importance of aquifers in terms of groundwater as a resource (drinking water supply) and also their role in supporting surface water flows and wetland ecosystems.

In the event that surface water goes to ground, we refer the developer to the Groundwater Protection: Principles and Practice (Environment Agency, 2013) Position Statements. In particular, the developer should be aware that the advice under Position Statements G11 (Discharge from areas subject to contamination) and G13 (Sustainable drainage systems) applies to this development:

(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/658135/LIT_7660.pdf)

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.

Environmental Management

The importation of waste to the site for use in construction (e.g. to make any hardstanding areas) needs to be registered as an exempt activity under the Environmental Permitting Regulations 2016, or a permit sought. The following link will take the applicant to the relevant NRW webpage for registering such an exemption, or applying for a waste permit: <https://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on the above.

Our comments 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.

Any site owner/developer 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,

Joy Evans

Joy Evans
Development Planning Advisor