



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-60675-P0J6
Eich cyf/Your ref: P/2018/0282

Cyfoeth Naturiol Cymru
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Wrexham County Borough Council

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Date: 19th April 2018

Dear Sir/Madam,

CHANGE OF USE OF LAD FOR THE SITTING OF 3NO. SAFARI TENTS AND CONSTRUCTION OF ASSOCIATED PARKING AREA RACKERY FARM, BURTON, ROSSETT, WREXHAM

Thank you for referring the above planning application received at our office 10th April 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 1: Submission and implementation of great crested newt reasonable avoidance measures (RAMS)

Condition 2: Implementation of the recommended external lighting in respect of bats.

Protected Species

The application is supported by an ecological submission (reference: Hall, C. (2018). Extended Phase 1 Habitat Survey: Proposed Glamping Site: Rackery farm, Rossett. Cambrian Ecology Limited. Unpublished). No evidence of protected species was identified as part of the scope of the proposals. The ecological survey and assessment to be proportionate and therefore satisfactory for the purposes of informing the planning decision making process.

NRW concur with the proposed recommendations in respect of great crested newt and bats. NRW welcome the submission and implementation of great crested newt reasonable avoidance measures (RAMS) and external lighting proposals in respect of bat.

Condition 1: Submission and implementation of great crested newt reasonable avoidance measures (RAMS)

Condition 2: Implementation of the recommended external lighting in respect of bats.

NRW consider the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and not likely to affect any local populations of British 'fully' protected species.

Foul Drainage

Government policy states that, where practicable, foul drainage should be discharged to the mains sewer. Where this is not possible and private sewage treatment / disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved

Document H of the Building Regulations 2000. You should also have regard to Welsh Office Circular 10/99 in respect of planning requirements for non-mains sewerage.

The applicant will need to apply for a Permit or Exemption, if they wish to discharge anything apart from uncontaminated surface water to a watercourse/ditch. They may also need to apply for a Permit from our National Permitting Team to allow certain discharges into ground. They must obtain any necessary Permit prior to works starting on site.

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".

Pollution Prevention

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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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker** 

cc: