Ein cyf/Our ref: CAS-60585-C8H7
Eich cyf/Your ref: P/2018/0272

Cyfoeth Naturiol Cymru
Natural Resources Wales
Maes y Ffynnon
Penrhosgarnedd
Bangor
Gwynedd
LL57 2DW

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Wrexham County Borough Council

Date:16th April 2018

Dear Sir/Madam,

OUTLINE APPLICATION FOR THE CONSTRUCTION OF 3NO HOUSES, ASSOCIATED LANDSCAPING, PARKING SPACES AND USE OF EXISTING ACCESS ON LAND OPPOSITE PUBLIC HOUSE. BLACK LION INN, PARK ROAD, NEWBRIDGE, WREXHAM

Thank you for referring the above planning application received at our office 9th April 2018.

NRW would not object to these proposals as we consider they are unlikely to have a significant adverse effect upon the interests listed

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.

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 giving the close proximity of watercourses.

In particular, we refer you to the Pollution Prevention Guidelines

PPG1: Understanding Your Environmental Responsibilities – Good Environmental Practices
GPP5: Works in, near or over watercourses
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/

Protected Sites
The proposal is located close to the following protected sites:

· River Dee and Bala Lake (SAC)

· River Dee (SSSI)

Such sites are protected under the Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

From the plans provided, NRW understands no substantive works are to take place within the above protected sites. Provided no works are undertaken within the protected sites and no materials are stored within this area, NRW considers that there is unlikely to be a significant adverse effect upon the site feature.

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
Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor
Ebost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

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

cc: