

Wrexham County Borough Council

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

Date: 9th March 2018

Dear Sir/Madam,

**DEMOLITION OF BUNGALOW, ERECTION OF 12.NO DETACHED DWELLINGS AND GARAGES, CONSTRUCTION OF ACCESS AND ASSOCIATED WORKS.
THE OLD CARAVAN SITE, OLD WREXHAM ROAD, GRESFORD, WREXHAM**

Thank you for referring the above planning application received at our office 8th March 2018.

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

Flood

Thank you for referring the Flood Consequence Assessment reference 1387-FCA produced by Kane Design and dated 16th September 2017

The site is in Zone A under Development and Flood Risk (July 2004) and 1km South of the River Alyn, there are no known fluvial flood risks to the site. The area around the site is characterised by large ponds or lakes, including "The Flash" which is within 500m of the site. There are no risks of surface water flooding shown and no risks of flooding from reservoirs for the site from available NRW flood mapping.

Further advice on local sources of flood risks and the proposed drainage strategy (including the requirements for SuDs) should be sought from the Wrexham County Borough Council Lead Local Flood Authority prior to formal planning application submission (to ensure this aspect is compliant with requirements of TAN 15).

Protected Species

The submitted reports Whitehurst, J. (2017). Former Caravan Site, Old Wrexham Road, Gresford: Bat Survey Report. Sustainable Development Consultancy. Unpublished. And Whitehurst, J. (2017). Former Caravan Site, Old Wrexham Road, Gresford: Habitat Appraisal Survey Sustainable Development Consultancy. Unpublished. Have been assessed and NRW find the bat survey and assessment have been carried out to a satisfactory standard; Additionally, the great crested newt assessment and recommendations are satisfactory.

As such, NRW have no objection to the proposals from a protected species perspective

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 (Pont y Capel Lane). 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

During the construction phase the developer should take any precaution 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. For further guidance please visit

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environmentagency.gov.uk/business/topics/pollution/39083.aspx> where you can find "Working at construction and Demolition Sites, Pollution Prevention Guidance 6".

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 to comply with the Waste duty of Care regulations.

Japanese Knotweed

The proposed area for development is affected by Japanese Knotweed. The handling and removal of Japanese Knotweed is subject to strict legal controls. A detailed survey should be carried out by a specialist contractor to identify the spreading of this invasive plant and a risk assessment should be developed, highlighting control measures on how to prevent further spreading during the development. Managing Japanese knotweed site may require burning, burial or disposal of Japanese knotweed-contaminated material. Japanese knotweed (or any contaminated material) is a controlled waste, and as such must be disposed of at a suitably licensed or permitted landfill. Please visit the relevant NRW's page for further advice:

<https://naturalresources.wales/guidanceand-advice/environmental-topics/wildlife-and-biodiversity/invasive-species/japaneseknotweed/?lang=en>

Foul Drainage

We note from the application form that mains sewer has been ticked for foul drainage.

When connecting to the public sewerage system, the utility provider should be consulted on the proposals and be requested to confirm that the sewerage and sewage disposal system serving the development has sufficient capacity to accommodate the additional flows generated as a result of the development.

This is to ensure that the development does not cause pollution of the water environment or potential deterioration in the Water Framework Directive classification

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: