

Ein cyf/Our ref:
Eich cyf/Your ref: P/2016 /0677

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Philip Forster
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 3rd August 2016

Dear Mr Forster,

**DEMOLITION OF CENTRAL BLOCK / WORKSHOP AND SITING OF STORAGE CONTAINERS
WREXHAM TRAINING, RUABON ROAD, FELIN PULESTON, WREXHAM, LL13 7RF**

Thank you for consulting us on the above application, which we received on the 18th July 2016.

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.

Flood Risk and Surface Water Drainage

The majority of the proposed development site lies within Zone A as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. We have reviewed the submitted flood consequences assessment and have no objections to the proposed development.

We recommend that a condition is included within any permission to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. As they fulfil the role of Lead Local Flood Authority, we recommend that you contact your Drainage Department for further advice in relation to this. We advise that any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse.

Protected Species

The application has been subject to survey and assessment in respect of bats, references:

Warren, A. (2016). Bat Survey Report: Land off Ruabon Road, Felin Puleston, Wrexham, Indigo Surveys Ltd. Unpublished Report Reference 1650/E1.

Warren, A. (2016). Nocturnal Bat Survey Report: Land off Ruabon Road, Felin Puleston, Wrexham, Indigo Surveys Ltd. Unpublished Report Reference 1650/E2.

The survey and assessment has been carried out to a satisfactory standard. We concur with the conclusions. The proposal is not likely to affect bats or be detrimental to the maintenance of the favourable conservation status of local bat populations.

In our view, the proposal is not likely to be detrimental to other local populations of protected species.

Waste Management and Pollution Prevention

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.

The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Pollution Prevention Guidance Note 5 "Works and maintenance in or near water", available from the NetRegs website.

Where a condition has been imposed which has been suggested by NRW or which meets NRW's objective, the Local Planning Authority should consult with NRW to secure compliance with the condition prior to its discharge. A copy of the subsequent decision notice would be appreciated.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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