

Cerys Jones

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 11 March 2016 13:50
To: planning_admin
Subject: P/2016/0137 - Land adj and south of Railway Bridge, Highfield Road P/2016/0137 - NRW Response NRW:00960541

Dear Mr Hughes,

Thank you for consulting Natural Resources Wales on the above application.

We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Checklist, *Natural Resources Wales and Planning Consultations* (March 2015): <https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>. We therefore do not have any comment to make on the proposed development.

A preliminary contaminated land risk assessment has not been submitted and so we have no understanding as to whether contamination exists at this site or not (site adjacent to disused railway, and on the opposite side of the road to a historic landfill (Rosenheath)). In line with the advice given in Planning Policy Wales, we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. We recommend the Authority refers to its own environmental advisors.

You may also wish to consult your ecologist on the application in order to determine whether a protected species survey may be required.

Please note that our decision not to comment does 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.

We trust that the above comments are of assistance however, should you have any queries, please do not hesitate to contact me.

Kind Regards,

Gareth Thomas

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/ Tel: 0300 065 3786

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu defnyddio a'u gwella mewn modd cynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.