

Kevin Hughes
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 16th February 2016

Dear Mr Hughes,

**CHANGE OF USE OF Paddock TO ALLOW FOR PRIVATE EQUESTRIAN USE AND
CONSTRUCTION OF MENAGE, CONSTRUCTION OF MUCK BUNKER AND ASSOCIATED
HARDCORE ACCESS - DEMOLITION OF EXISTING OUTBUILDING AND ERECTION OF
STABLE BUILDING AND CONSTRUCTION OF HARDCORE ACCESS, PARKING AND
TURNING WITHIN DOMESTIC CURTILAGE
THREE ACRES, ROSEMARY LANE, BURTON, ROSSETT, LL12 0LA**

Thank you for consulting us on the above application, which we received on the the 21st January 2016.

We have no objection to the application, but have the following comments:

The site is located within a Source Protection Zone, and a Nitrate Vulnerable Zone. We would recommend that any manure store is either covered to prevent rain creating excess effluent, or that a tank is installed to catch and contain effluent from the manure. The other option is to use temporary manure field heaps that would be moved within one year. Effluent from the tank should be spread on land in accordance to good landspreading practices.

The importing of inert waste onto the site for storage or use in construction, maintenance or improvement works, for example hardcore, soils, must be registered with Natural Resources Wales under The Environmental Permitting (England and Wales) Regulations 2007 and comply with the conditions of the relevant permit. It should be noted that the registration of some exempt activities for the use of waste material for relevant works require a 25 working day consultation period. This is to allow assessment, determination and authorisation prior to commencement of any activity authorised under the relevant permit from The Environmental Permitting (England and Wales) Regulations 2007.

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.

Please note that we have not considered possible effects on all species and habitats (including nesting birds) listed in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on the Local Biodiversity Action Plan or other local natural heritage interests. To comply with your Authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests.

We recommend that you seek further advice from your Authority's internal ecological adviser and/or nature conservation organisations such as the local Wildlife Trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species (www.biodiversitywales.org.uk).

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS
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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

cc: Sandra Murray & Associates