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M O O R E H E A D & L A I N G L T D

ENGINEERING, ENVIRONMENTAL and LANDSCAPE SPECIALISTS

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27th May 2014

If telephoning please ask for: Stephen Blunt

North Wales Minerals & Waste Planning Service
Flintshire County Council
County Hall
Mold
CH7 6NF
FAO Hannah Parish

Dear Sirs,

Planning Application P/2013/0761 - Restoration at Cefn y Bedd

We write with the findings of our highways specialist, SCP, to the continued concerns raised by Wrexham CBC's Network and Infrastructure Manager, Peter Douthwaite. The report specifically addresses the points noted in our letter to you dated 10th March, ie road width and potential conflict with cyclists and pedestrians, and the swept path of HGVs using the junction with the B5102.

SCP conclude that movements of two HGVs are likely to occur together with pedestrian movements only very rarely, if at all, during the proposed restoration work and that the localised widening to 5.5m would provide a safe and satisfactory solution. If the Network and Infrastructure Manager can demonstrate that this width is not sufficient then a scheme to give single track priority operation can be designed to overcome this concern within the current highway boundary. There would be no need for the footpath in the adjacent field as suggested in our letter of 10th March 2014.

We will await the response of the Network and Infrastructure Manager to the report and proposals of SCP.

Protected species

We met Emma Broad (WCBC), Matt Ellis and Mandy Langstaff (NRW) on 23rd April to discuss their concerns regarding the effects of the proposals on the Great Crested Newt population at the site. They asked that the following information is presented as part of the planning application (rather than left until the EPS licence application which would follow):

1. Phasing the exclusion and relocation of the newts. An approach to splitting this work into two phases to reduce the degree of disturbance was agreed. Plans showing the phasing, together with details of the fence specification and a detail for the main gate are required.

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2. Formal agreement for long term management of the site. Agreed that transfer to a third party body is not appropriate. The Wildlife and Countryside Act S.39 provides for management agreements which can be updated as they run, without the legal formalities of Section 106 Agreements. The agreement will have to include a commitment to monitor population and habitat annually, and take habitat action if needed eg if the pond becomes overgrown with scrub. The agreement would prevent the intensification of agricultural activities such as ploughing and re-seeding for short-term silage production.
3. Revision of the restoration design to include greater habitat diversity. We discussed the possibility of additional hedgerows and increasing the existing roadside boundary to form a belt of scrub, planting scrub pockets in the site corners eg near Lane End, and forming an additional small pond with clay-rich lining in the low point of the site to give greater security of water habitat.

The additional information for 1 and 2 would be provided in the format of the EPS licence application in order to be consistent with the subsequent licence application.

Our client is not willing to incur further costs on the Protected Species material, or on preparing a Waste Planning Assessment, until we know whether the highways concerns can be confirmed to have been overcome. We will therefore await the response from WCBC on that matter.

We note that WCBC may not continue to use the North Wales Minerals & Waste Planning Service, and would ask that you let us know if the point of contact for this application does change.

Yours faithfully,

Stephen Blunt

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