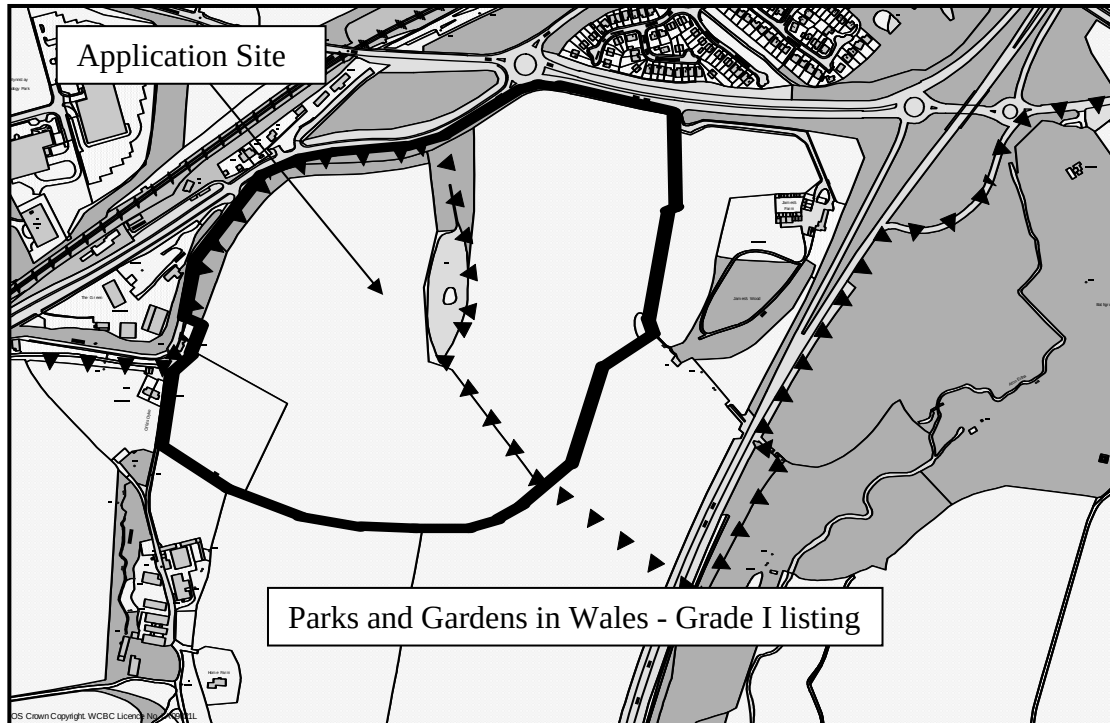


REPORT OF THE CHIEF PLANNING OFFICER – Date 6th June 2005

APPLICATION NO: P/2003 /1484	LOCATION: Ruabon Business Park Ruabon Business Park Ruabon Wrexham	DATE RECEIVED: 24/12/2003
COMMUNITY: Ruabon	DESCRIPTION: Business Park, B1 use (High Technology, manufacturing, research and development of prestige offices).	CASE OFFICER: JGK
WARD: Ruabon	APPLICANT(S) NAME: The Wynnstay Farming Company	AGENT NAME: RPS

THE SITE

Approximately 23Ha (57 acres) of agricultural land south of Ruabon. The site has an open aspect and is bounded to the north by the A539, to the west by a short section of road at the rear of The Green, James Farm Caravan Park, to the east and to the south farmland in the applicants ownership associated with Home Farm. To the north of the site lies the recent Parry Homes estate development on the opposite side of the A539 dual carriageway. Within the site, in a central position, lies a large pond and a belt of trees on the northern and western boundaries.



PROPOSAL

Business Park, B1 use (High Technology, manufacturing, research and development of prestige offices).

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HISTORY

- P/2004/0294 Variation of condition 1 imposed under outline planning permission Code No. P/2003/0058 to allow a further one year period within which to submit an application for approval of reserved matters. Withdrawn
- P/2000/0769 Variation of condition no. 6 imposed under outline planning permission Code No. CB01467 to allow a maximum of 65% of the total site area to be taken up by operational and built development. Withdrawn 10.11.2000.
- P/2000/0491 Variation of Condition 6 of outline planning permission Code No. CB01467 to allow a maximum of 65% of the total site area to be taken up by operational and built development. Withdrawn 31.07.2000.
- P/2000/0418 Relaxation of Condition 2 imposed under planning permission Code No CB01467 to allow an extension of time for the submission of reserved matters application. Granted 31.07.2000
- CB01467 Renewal of the permission detailed below. Granted 05.10.97
- 6/23477 Business Park B1 Use (High Technology manufacturing, research and development and Prestige Offices) Granted 31.05.95

DEVELOPMENT PLAN

The site lies outside settlement limits and in open countryside as shown in the adopted Unitary Development Plan. . However, it is listed in Appendix II – as land with planning permission as at 1 April 2001.

(The site was shown as within settlement limits and allocated for employment purposes in the former Wrexham Maelor Local Plan (Policies J1 and J2 refer).

The policies relevant to considering these proposals are PS1, PS2, GDP1, EC4, EC5, EC6, EC11, T1, T8 and T9. Local Planning Guidance Notes 7 – Landscape and Development, 15 – Cycling, 16 – Parking Standards, 17 – Trees and Development, 22 – Planning for Sustainable Development, 24 – Designing out Crime and 26 – Landscaping and Industrial Development also refer.

CONSULTATIONS

- Community Council: No objection subject to:
- Only B1 uses being allowed
 - Designs should not be industrial in character
 - Densities being kept low
 - Landscaping conditions being imposed and enforced
 - Protected species being safeguarded
 - (oral) development should be controlled so that second phase not started till first is completed
- Local Member: Notified 07.01.04.
- Welsh Office Highways: No objection
- Public Protection: Transport Assessment does not assess the likely impact of increased road traffic noise. Recommends submission of additional information. Recommends appropriate condition.
- Coal Authority: No objections

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Railtrack:	No objections
Welsh Water:	Objects to development until a comprehensive drainage scheme can be adequately provided.
Environment Agency:	No comments, although awaits details of surface water disposal arrangements.
Highways:	No objections. Any detailed application should address pedestrian routes, cycle routes and bus routes i.e. to and from Ruabon railway station. A traffic Impact Assessment will also be needed on the submission of a Full Application and the applicant should contact the Highway Authority to agree a Scoping Study.
CCW:	Not received documents – Ecological Report and Ecological Management Plan. Recommends detailed survey work, incorporation of SUDS system and retention of linear and continuous features as wildlife corridors and habitats
CPAT:	Suggests seeking advice from CADW re. possible affect upon Offa's Dyke and setting of Wynnstay Hall Historic Park and Garden.
Welsh Historic Gardens:	Wynnstay in Register of Historic Parks and gardens in Wales – Grade I listing. Proposal is unsympathetic to this historic integrity.
CADW:	Wynnstay makes a very valuable contribution to the quality, diversity and distinctiveness of the landscape of the Ruabon area. Original opposed to the former scheme, new layout significant improvement addressing all concerns.
Site notice:	Expired 10.02.04.
Press Notice:	Expired 20.02.04.
Adjoining Occupiers:	Objections received as follows: • Three storey buildings too close to existing properties • Prefer single storey building • Extensive planting required • Lack of privacy resulting from location of emergency access road • Lack of privacy

SPECIAL CONSIDERATIONS/ISSUES

Background: Outline planning permission was first granted in July 1995, and has been renewed on a number of occasions since, the most recent in March, 2003 when the time for the submission of reserved matters was extended until March, 2004. The current application was submitted in December 2003. Following a number of meetings and substantial discussions with the applicant, the scheme has been amended with the inclusion of additional details to address issues and concerns raised by the local authority and consultees. The applicant/agent was asked to give attention to the affect the proposal may have upon the Grade I Wynnstay Garden listed in the CADW/COMOS/CCW Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

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The proposal is to develop approximately 9.4 ha of the total site area of 24ha creating a high quality business park with 18 plots of two and three storey buildings, internal road layout and parking provision. It will be developed in three phases as follows:

Phase	Buildings sq metres	Car Parking	Cycle Parking
I	4650	413	38
II	4805	450	40
III	10850	826	155
Total	20305	1689	273

Policy: The site was allocated for employment purposes within the adopted Wrexham Maelor Local Plan. However, in the UDP, the site is no longer shown within the settlement limit. This change in policy circumstances was the subject of an objection, which was rejected by the Inspector who recommended that in relation to Ruabon Business Park, no modification be made to the UDP. The Council accepted this recommendation in June 2003. In May of last year the Wrexham UDP was approved by the Council and made operational for the purposes of development control and finally adopted in February of this year. Although there has been a significant policy change and the fact that the recent Section 73 application has been refused, the submission of this ‘reserved matters’ application before the expiry of the 1995 outline permission (albeit extended twice) means that the current proposal has to be considered in light of that outline consent.

The UDP also shows the immediate land to the north, west and east as Green Barrier (Policy EC1 refers) and south and east as Special Landscape Area (Policy EC 5 refers).

To help minimise the impacts of the development I have included a condition, which ensures that development in any phase cannot be commenced until the previous phase has been substantially completed.

Sustainable Development: As part of the proposal, the applicant has submitted a sustainability statement. This statement aims to assess the proposal in relation to the six key sustainable planning principles, outlined in LPG 22. The six principles being: location and layout; building design; supplying and using energy and water; waste management; transport and access; promoting wildlife and building in local distinctiveness. It is acknowledged that there exists some positive elements within the scheme, e.g. cycling provision; pedestrian links; recycling facilities, phased bus stop provision, however, a notable gap exists in terms of maximising the potential for renewable energy. UDP Policy PS12 ‘Renewable Energy’, together with GDP1 c) support the principle of renewable energy, provided no overall detrimental impacts are involved. In recognising the site’s landscape context, sympathetic renewable energy design features could be incorporated as design features, for example, photovoltaic panels. In this context, I have attached an appropriate condition.

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Landscape: Over 50% of the application site now forms part of a larger area as shown on the plan above which in 1996, was given a Grade I listing in the

CADW/COMOS/CCW Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. Although the register is advisory only and has no statutory powers, the aim is to aid the protection and conservation of such important parks and gardens. I consider that this listing is a material consideration in the determination of this application. CADW has been advising the agent and the local authority on the affect the proposal may have upon the Registered Garden. Although originally opposed to the scheme CADW has since stated ‘... *the proposed new layout is a significant improvement on the former plan. It takes all my concerns into consideration and comes up with solutions that are much more sensitive to the historic location of the site.*’ In the southern area of the site the reduced floorspace and consequential reduction in car parking has resulted in a greater area of open landscaping.

The substantially revised visual assessment shows that there will be views of the proposed development from Wynnstay Hall, parts of Ruabon, individual dwellings close to the site, and from parts of the A483, with most views filtered by intervening vegetation. The site itself is very open, and has limited ability at present to absorb the impact of the proposed development. The existing landscape character of the Wynnstay Estate, particularly the western part, would therefore be considerably changed. However, the proposals for mitigation of visual impact include: retention of existing boundary trees, pond and associated planting; advance planting; introduction of new parkland trees and groups of trees, retention and repair of existing historic landscape features; minor changes to landform to reduce visual impact of car parking areas; low pitched rooflines and use of building materials which reflect those found locally, minimisation of light pollution; and extension of stone boundary wall.

Scale and Design: The original layout had several shortcomings. Following discussions and a number of meetings with the Council and CADW amended details have been submitted demonstrating the following:

- A number of buildings reduced from three storeys to two storeys in height
- This has also reduced the number of car parking spaces required
- A reduction in height to those buildings within the Registered Garden and nearest to open land achieving a denser development in the northern and north eastern parts of the site and resulting lower density in the more sensitive southern part
- The amended scheme has reduced the site coverage to approximately 40% of the total site area (well within the UDP maximum of 50% of the total site area devoted to operational and built requirements)
- A reduction of 6317 sq m in gross floor area as a result in the reduction in height of four buildings along the more sensitive southern boundary (representing a reduction in visual scale of 33%)
- The existing northern boundary wall to be extended in matching stone (Cefn Sandstone) creating a formal entrance way and gateway to the site.
- Building 2D has also been amended and reduced in height in order to reduce any impact on Green Lodge
- Cross sections through the site, including proposed building heights have been submitted along with a cross section indicating the Business Park’s relationship with Wynnstay Estate and Hall to the east.

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I am now satisfied that the scheme as amended above is appropriate in terms of scale and design.

Highways: In accordance with the outline consent, the applicants submitted a detailed Transport Assessment by PFA Consulting. Following the Council's consideration of this assessment a number of amendments have been agreed. The scheme now provides the following:

- Improved access arrangements from the B5605 Newbridge Road
- Following consultation with the Council's Transportation section it is maintained that three bus stops should be provided on site positioned on the main internal estate road
- All cycle routes have been removed from internal estate roads as they are not considered necessary within the site
- Cycle routes to be constructed instead across the full frontage of the site i.e. along B5605 Newbridge Road.
- Footway/cycleways fronting the site to be 3.0m width
- Footways within the site to be 2.0m width
- Tactile paving required at crossings over B5605 / A539 roundabout
- A commuted sum will be required for the provision of a future bus route to the site
- A commuted sum will be required for future cycle way provision between the end of the cycleway provide above to the Wynnstay Road junction in accordance with Local Planning Guidance Note 15 – Cycling
- An agreement will be required to take all surface water / roof drainage. In this instance the Highway authority will only adopt the gullies and gully connections (added as note to applicant)

Ecology: The application was accompanied with an Ecological Report and an Outline Environmental Management Plan. There is a loss of more than 40% of the total site area to development with additional site disturbance. In the main, the habitats that are proposed to be lost are considered to be of only negligible value (eg. arable fields) with the habitats supporting the greatest diversity (e.g. pond and grassland) retained. These include the areas where bat species and badger forage and where a grass snake was seen. There will be some loss of the grassland and scrub caused by the siting of the main access road, which bisect these habitats. This loss of habitat will not be extensive as the road is to be sited in an east/west direction thereby limiting the amount of landtake. However, taking all of the above into account the conclusion is that the impact of the proposed development to habitats considered to be of value for nature conservation will be of low magnitude. Habitats will be maintained – the existing pond and much of the semi-grassland to the north. During the construction period, retained habitats will be fenced off to protect them from damage (condition attached). Proposed new habitats include a balancing pond, grassland, scrub and woodland. In order to maintain, and potentially enhance, the value of these habitats in the long term some habitat management will be required. A proposed management scheme has been submitted and I have conditioned its implementation.

Clearance of the areas of Japanese Knotweed will commence at the outset of the construction period (condition attached).

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Archaeology: To the south west of the site is a section of Offa's Dyke. The amended scheme shows a 15m exclusion zone around this scheduled ancient monument. It is important that this scheduled monument and other features of historical and archaeological importance are protected. I have attached an appropriate condition to protect these features

Conclusion: There can be no policy objections in principle to the proposed development since it has a current consent in outline. Submissions of substantial changes to the detailed scheme have addressed most of the concerns and I have attached conditions to deal with other matters. The result should be high quality development within an attractive natural and designed landscape setting.

RECOMMENDATION That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Development shall only be carried out in strict accordance with the approved plans or with any amendments thereto approved in writing by the Local Planning Authority
3. No part of the development shall be commenced until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. The use of the site shall be restricted to uses falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987.
5. The development hereby approved shall be progressively developed in Phases I, II and III as shown in the proposed site layout (drawing no 5477 GA100 Rev M). Work shall not commence on the next phase until substantial completion of the previous phase has been undertaken.
6. Prior to the commencement of development, a detailed renewable energy scheme shall be submitted to the Local Planning Authority. This scheme should maximise the potential for renewable energy features on the buildings hereby approved.
7. The detailed layout, design, drainage and construction of the internal estate roads and roundabout shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works.
8. An appropriate sum of money shall be agreed for the future provision of three bus stops that shall be provided on site, the siting and implementation of which shall be to the satisfaction of the Local Planning Authority.
9. An appropriate sum of money shall be agreed in lieu of the future provision of a bus service to the development site.

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10. A cycleway/footway shall be provided across the full frontage of the site along B5605 Newbridge Road as detailed in drawing no W106/4. The works shall be implemented prior to occupation of the first unit in Phase 1.
11. Tactile paving shall be provided at crossing points at the new access point to the proposed site and A539/B5605 as detailed on Drawing No W106/4. The works shall be implemented prior to the occupation of the first unit in Phase I.
12. A commuted sum shall be agreed for future cycleway provision between the end of the cycleway provided above and Wynnstay Road junction.
13. Prior to the commencement of development or each phase of development, proposals for effective protective fencing for features of historical, archaeological and ecological importance shall be submitted to and approved, in writing, by the Local Planning Authority. The proposals shall include a specification for the protective fencing, and a plan showing the position of the protective fencing. Areas to be fenced shall include: an exclusion zone of 15m from the boundary of the scheduled area of Offa's Dyke, and from the conjectured boundary of its likely continuation to the north; an exclusion zone of 20m from the boundary of Green L edge, an exclusion zone of 10m from the inner edge of the ha ha along the ha ha along its entire length; and an exclusion zone of a minimum of 10m from the edge of the existing pond and other features of ecological value. The approved fencing shall be erected before any work commences and retained until completion of the building works. No work shall be carried out within these fenced areas without prior consultation and agreement of the Council.
14. No development of any kind shall begin until the presence of a contracted historic garden archaeology specialist has been secured on site according to the prescriptions set out in a curatorial design brief and approved by the Local Planning Authority. Access, at any reasonable time, should be given to this archaeologist to enable the observation and recording of any archaeological remains uncovered during the development. A report of any archaeological records made must be deposited with the County Sites and Monuments Record.
15. Prior to the commencement of development, a comprehensive detailed survey of the historic landscape by the historic garden archaeology specialist approved under Condition n14, or other approved specialist, shall be submitted for the further approval of the Local Planning Authority. This shall include recommendations for restoration and renovation of historic features to be retained. If further historical/archaeological features are found during the construction period, recommendations shall also be submitted for their restoration and renovation, where appropriate.
16. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved, in writing, by the Local Planning Authority etc. The scheme shall include timescale or phasing proposals for implementation, any changes to ground levels (shown by existing and proposed contours or levels, and any existing vegetation to be removed or retained, proposed advance structural planting, other planting, any means of enclosure, car parking layouts, access and circulation, hard landscape materials, minor structures such as refuse and recycling stores, lamp columns, location of services, drainage including construction of outfalls and culverts, and proposals for restoration and enhancement of historic landscape features.
17. The landscape works, including the paving and footpath areas referred to in Condition 16 shall be completed in all respects within three months of the first use of

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the buildings included in each phase of the development, with the exception of soft landscape works which shall be carried out in the first planting season etc.

18. No development shall take place until details of earthworks have been submitted to and approved, in writing, by the Local Planning Authority. These details shall include the levels and contours to be formed and their relationship to existing vegetation and surrounding landform. Details of soil stripping, storage and replacement shall be included. Development shall be carried out in accordance with the approved details.

19. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is sooner, for its permitted use. The approved landscape management plan shall be carried out as approved.

20. The Local Planning Authority shall be given not less than five days notice of the intended starting date of each phase of the works.

21. The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of 1.5 metre high Heras fence or other approved fence erected at full extent of each tree and shrub. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

22. No trees either existing or planted in accordance with this or a previous permission shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority, nor shall any trees be wilfully damaged.

23. Protective fencing for the woodland along the western boundary and the subject of Tree Preservation Order WMBC 175 shall be 2.4m close board fencing and erected no closer than 1m outside the canopy spread of any tree.

24. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

25. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

26. Prior to the commencement of development a detailed scheme for the treatment of Japanese Knotweed for the disposal of soils affected by Japanese Knotweed shall be submitted to and approved by the Local Planning Authority.

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27. Prior to commencement of the development hereby approved, details of a habitat and mitigation scheme, which takes into account the ecological interest of the site, (particularly the bag foraging routes), shall be submitted and approved. This scheme shall demonstrate how existing features of ecological/wildlife interest will be protected and managed in the long-term, and how these measures will be secured. The report must also propose and deliver appropriate conservation schemes and 'Reasonable Avoidance Measures' and be submitted to and approved by the Local Planning Authority. Any mitigation measures required shall be implemented in accordance with the timescales to be agreed as part of the measures before development commences on site.
28. Prior to the commencement of the development, details of the lighting scheme shall be submitted and agreed by the Local Planning Authority. The scheme to take into account the need for natural features to remain as "dark" corridors for use by foraging bats.
29. Prior to commencement of the development a satisfactory assessment of road traffic noise shall be submitted and approved in writing by the Local Planning Authority.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In accordance with the provisions of E2 of the Wrexham Unitary Development Plan.
5. To ensure that the site is developed in an orderly and sustainable progression.
6. To ensure that the proposal is sustainable.
7. To ensure the formation of a safe and satisfactory access.
8. To provide adequate accessibility to public transport.
9. To provide adequate accessibility to public transport.
10. To provide adequate pedestrian and cycling access to the proposed site.
11. In the interests of pedestrian safety.
12. To provide a connection to the Council's proposed cycle network.
13. To protect Offa's Dyke which is a Scheduled Ancient Monument, historic landscape features which are within the Wynnstey Estate, and areas of ecological interest. Also to protect landscape features which are of significant amenity value to the area and which would help to ensure a satisfactory standard of appearance of the development.
14. To enable the observation and recording of any historic landscape/archaeological remains.
15. To protect and enhance the character of the historic landscape.
16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
17. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
18. To ensure that the works on the site properly take account of the future health of the trees.
19. To ensure landscape features are properly considered and protected.

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20. To enable the Council to monitor/supervise the landscape works.
21. To protect trees which are of significant amenity value to the area.
22. To protect trees which are of significant amenity value to the area.
23. To protect trees which are of significant amenity value to the area.
24. To prevent pollution of the water environment.
25. To prevent pollution of the water environment.
26. To prevent the spread of an invasive non-native species.
27. To ensure that the features identified as having wildlife importance are protected and maintained in the long-term.
28. To ensure that the features identified as having wildlife importance are protected and maintained in the long-term.
29. To protect residential amenity.

NOTE(S) TO APPLICANT

In relation to Condition 5, the Local Planning Authority would require completion of four units in each of Phases I and II to qualify as substantial completion.

A S.104 Agreement will be required to take all surface water/roof drainage. In this instance the Highway Authority will only adopt the gullies and gully connections.

The whole of the Ruabon Business Park is within the Wynnstay Estate, although only part is included in the CADW/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales (Grade 1). The same protection should be afforded to all historic features regardless of designation. All areas of ecological interest shall be protected unless otherwise agreed with the County Ecologist.

The Council recommends that archaeological works should be undertaken by a member of the Institute of Field Archaeology. You are advised to contact both the Council's Archaeology Officer on (01978) 317979 and Clwyd Powys Archaeological Trust on (01939) 553670, to discuss and agree a brief for the site.

The report required by Condition No. 15 should be deposited with the Clwyd Powys Archaeological Trust at Welshpool, with copies of the County Archaeologist, CADW and the Planning Department.

The survey and recommendations required by Condition No 15 should be deposited with the Clwyd Powys Archaeological Trust at Welshpool, with copies to the County Archaeologist, CADW and the Planning Department.

You are advised to contact the Council's Landscape Officer to arrange advice for the preparation of the conditioned landscaping scheme.

With regard to ecological issues, you are advised to contact the Council's Ecology Officer.

You are advised of the need to ensure that the sewers serving all units are constructed to a standard whereby they can be adopted by the local Sewerage Undertaker.

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You are advised the existing woodland on the western boundary is the subject of a Tree Preservation Order (WMBC 175). Any management works proposed for this woodland need to be identified in a tree survey and submitted as a separate TPO application. You are advised to contact the Council's Arboricultural Officer.

Any works affecting or culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent of the Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will not normally be granted except for access crossings.

All fould drainage, including contaminated surface water runoff, must be disposed of in such a way as to prevent any discharge to any borehole, well, spring, soakaway or watercourse, including dry ditches with connection to a watercourse.

Site operators should ensure that there is no possibility of contaminated water entering an dpolluting surface or underground waters.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990.

If, during construction/excavation works, any contaminated material is revealed then the movement of such material either on or off site should be in consultation with the Agency.

Carriers transporting waste from the site must be registered waste carriers.

The activity of importing waste into the site for use as, for example hardcore, must be registered by the Environment Agency Wales as an exempt activity under the Waste Management Licencing Regulations 1994.

The developers should adopt all appropriate pollution control measures, both underground and on the surface, to ensure taht the integrity of the aquatic environment, both groundwater and surface water, is assured.
