

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

12/05/2021

Dear Sir/Madam,

PROPOSAL: OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 1 DWELLING

**LOCATION: LAND ADJACENT TO THE BUNGALOW, WYNNSTAY YARD, THE
GREEN, RUABON, WREXHAM P/2021/0209**

Diolch am ymgynghori â Cyfoeth Naturiol Cymru ynglŷn â'r uchod, a dderbyniwyd gennym
ar 30/04/2021.

**We have no objection to the proposed development as submitted and provide the
following advice.**

Protected Species

We note that there is no information about protected species with the application and,
therefore, are assuming that your Authority has screened the application and concluded that
there is not a reasonable likelihood of protected species being present.

Other Matters

Our comments above only relate specifically to matters included on our checklist,
Development Planning Advisory Service: Consultation Topics (September 2018), which is
published on our [website](#). We have not considered potential effects on other matters and do
not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to
ensure they secure all other permits/consents/licences relevant to their
development. Please refer to our [website](#) for further details.

Advice for the Developer

Environmental Management:

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website: http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs_and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. 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. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Landfill:

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material - Active Authorised Landfill, WRG Environmental (Woodwards Rock and Garddan Landfill). We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully,

Joy Evans

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales