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17/09/2020

Annwyl Syr/Madam,

BWRIAD / PROPOSAL: ADEILADU ADEILAD AR GYFER STORIO ARTEFFACTAU A GWEITHIAU CELF GYFOES / CONSTRUCTION OF BUILDING FOR STORING ARTEFACTS AND CONTEMPORARY ART WORKS

LLEOLIAD / LOCATION: CLOY FARM, CLOY LANE, OVERTON, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 01/09/2020.

We have concerns with the proposed development as submitted. We recommend you should only grant planning permission if you include the following documents within the condition identifying approved plans and documents on the decision notice:

- Atkinson, J (2020) Protected Species Assessment Cloy Farm All Things Trees Ltd)

Protected Species

We consider the ecological submission (Atkinson, J (2020) Protected Species Assessment Cloy Farm All Things Trees Ltd) to be satisfactory for the purposes of informing the planning decision making process

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb the species or their breeding sites and resting places at this site, provided the avoidance measures described in the ecological report are implemented.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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.

- Foul Drainage

We recommend the applicant reviews the following guidance in relation to the proposed development:

- Guidance for Pollution Prevention 4 ([NetRegs website](#)): Sewage treatment and disposal where there is no foul sewer (GPP4)
- [EPR \(Environmental Permitting Regulations\) Guidance](#)
- NRW guidance (May 2019): [How to run your household sewage treatment system well](#) (this document contains some really useful explanatory text regarding different treatment options and EPR)

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

Yn gywir,

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales