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09/11/2020

Annwyl Sharon Holman,

BWRIAD / PROPOSAL: DATBLYGIAD PRESWYL O 34 ANNEDD. / RESIDENTIAL DEVELOPMENT OF 34 DWELLINGS.

LLEOLIAD / LOCATION: WRENBURY WAY, CEFN MAWR, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 15/10/2020.

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

Landscape

The development site lies borders the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) where the primary objective is the conservation and enhancement of natural beauty.

We have no concerns in regard to effects on the Clwydian Range and Dee Valley AONB.

The retention and longevity of the outgrown hedgerow along the site's south western boundary is of high importance to avoiding visual impacts on the Clwydian Range and Dee Valley AONB. Please discuss tree health, supplementary planting and vegetation protection requirements to BS5837, with the council's Arboricultural Officer.

Dark grey roof finishes are proposed. We consider this to be a good option. This colour is recessive in nature and will assist the development's visual integration should roofs be seen along the skyline of the Dee Valley.

Protected Sites

- Special Area of Conservation (SAC)

From the information provided, we consider that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

- Site of Special Scientific Interest (SSSI)

Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Afon Dyfrdwy (River Dee) SSSI is of special interest.

European Protected Species

We note that the ecological report submitted in support of the above application (Hodnett, T (2019) Planning Application Assessment. Wrenbury Way, Cefn Mawr, Wrexham. Ecological Design Consultant.) has identified that European protected species were not using the application site. We therefore have no comments to make on the application as submitted

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

1. 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.

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