



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Our ref: CAS-122928-G5Y6

Your ref: P/2020/0451

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Ffôn/Phone: (0300) 065 3786

Date: 15th September 2020

Dear Mr Greenland,

PROPOSAL: REPLACEMENT DWELLING

LOCATION: ALTHREY WOODHOUSE, BANGOR ON DEE, WREXHAM, LL13 0DA

Thank you for consulting us on the above application, which we received on the 20th August 2020.

We have no objection to the application but have the following comments:

Protected Sites

From the information provided, NRW consider that the proposals may affect the River Dee and Bala Lake Special Area of Conservation (SAC) and River Dee Site of Special Scientific Interest (SSSI).

NRW have identified potential pollution impact pathways to features of this site. These pathways may not result in an adverse effect if the developer adheres to pollution prevention guidelines within the "Advice for the Developers" section below.

No assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 has been undertaken by your authority or it has not been forwarded to NRW for consideration. Should you conclude that the proposed development is likely to have a significant effect on the European site, we look forward to being re-consulted. In the absence of this assessment, NRW cannot offer assurances that the proposals would not result in an adverse effect upon the SAC.

Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Protected Species

We note that the bat report submitted in support of the above application (Preliminary Bat Roost Assessment Addendum: Althrey Woodhouse. Arbor Vitae Environment Ltd, October 2019) has identified that bats were not using the application site. We therefore have no further species 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.

If you have any queries concerning the above, please contact me on the details below.

Advice for the Developer:

Environmental Management:

The applicant shall ensure that the existing foul drainage system is in a good state of repair, regularly desludged, and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of this proposal.

The private foul drainage system associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2016, from Natural Resources Wales, unless an exemption applies. The applicant is advised to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that a permit may not be granted. Additional guidance on 'Environmental Permitting' can be accessed:

<http://naturalresources.wales/permits-and-permissions/water-discharges/discharges-to-surface-water-and-groundwater/?lang=en>

The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of

any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 "Works and maintenance in or near water":

<http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf>

Any waste excavation material, demolition or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

We advise that in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours faithfully,

Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**

