



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-134985-Z1T1
Eich cyf/Your ref: P/2020/0876

Maes Y Ffynnon,
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Wrexham County Borough Council,
The Guildhall,
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LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

29/01/2021

Dear Sir/Madam,

PROPOSAL: EXTENSION OF EXISTING EXTERNAL DRINKING AREA AND NEW BALCONY TO FIRST FLOOR

LOCATION: AQUEDUCT INN, GATE ROAD, FRONCYSYLLTE, WREXHAM, LL20 7PY

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 13/01/2021.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following condition to the permission. Otherwise, we would object to this planning application.

Condition (Protected Landscape): No development shall commence until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

Protected Landscape

The existing pub is an established component of Froncysyllte – a rural village siting on the mid slopes of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) and above the Llangollen canal (world Heritage site).

We consider the addition of the deck would not greatly alter the character of the existing building, but it has the potential to introduce activity, temporary canopies, light and sound which could intrude upon the public's enjoyment of the AONB and Pontcysyllte Aqueduct during the day and after dark. We advise you to discuss these issues with the Local Planning Authority's Conservation Officer.

We require the following planning condition to help conserve the character and public's enjoyment of the AONB.

Condition: No development shall commence until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The Landscaping Scheme should include details of:

- existing and proposed walls, fences, surfacing and structures, including historic features and site boundaries; and
- lighting proposals - any external lighting needed to allow the safe use of the deck is to avoid light trespass beyond the deck itself.

Justification: A landscape scheme should be submitted to ensure the development conserves and enhances the character, visual amenity of designated landscapes and to conserve the night-time tranquillity of the AONB and avoid cumulative lighting impacts.

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

Pollution Prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records

- to identify suitably authorised waste management options
- to prevent harm to people and the environment

Any waste removed from site will be subject to waste management controls. The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer: <https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here: <https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

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

Yours faithfully

Tristan Williams

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