

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3787

04/09/2020

Dear Sir/Madam,

PROPOSAL: INFILL AND COLD STORE EXTENSIONS 1. EXTRA DOCK AND FIRST FLOOR OFFICE AND ENGINEERING WORKSHOP EXTENSIONS, NEW ACCESS ONTO ASH ROAD AND ASSOCIATED CAR PARKING

LOCATION: ROWAN FOODS LTS, OSCAR MAYER LTS, ASH ROAD, SOUTH WREXHAM IND ESTATE, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information for the above, which we received on 13th August 2020.

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

- C365-Cox Freeman, (22/01/2020) Great Crested Newt RAMS Method Statement 220/20-TK

European Protected Species

We note that the Great Crested Newt RAMS Method Statement submitted in support of the above application (C365-Cox Freeman, (22/01/2020) Great Crested Newt RAMS Method Statement 220/20-TK) has identified the presence of known breeding ponds of Great Crested Newts nearby, that may result in Great Crested Newts seeking refuge at the site. From the information submitted, we consider that the proposed development represents a lower risk for Great Crested Newts.

As this is a lower risk case for Great Crested Newts, 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 Great Crested Newts or their breeding sites and resting places at this site, provided the avoidance measures described in the method statement are implemented.

- C365-Cox Freeman, (22/01/2020) Great Crested Newt RAMS Method Statement 220/20-TK

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

Please consult us again if any further information shows that this is no longer a lower risk case.

Flood Risk

The site lies on the boundary of Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note (TAN) 15 Development and Flood Risk (July 2004). Our Flood Map confirms the site to be located on the boundary of the 1% (1 in 100) annual exceedance probability (AEP) event flood outline.

The development proposal is for the extension of an existing building which occupies the site. The extension would be located to the north/west of the building.

We advise that you consult with the Lead Local Flood Authority (LLFA), who will be able to advise on local flood risk issues.

We note that the 'Drainage Plan' prepared by Rigby and Partners (P2020-05 001 P1) shows a surface water drainage connection which appears to discharge into Redwither Brook, which is a Main River. This connection may be subject to a Flood Risk Activity Permit or Exemption. Further information can be found here: <https://naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

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

Works near Watercourse / Construction or Demolition sites

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and '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/>

Waste Regulation

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 provided information on how to classify waste and register as a waste carrier or hazardous waste producer:

<http://naturalresources.wales/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

Surface Water Drainage

We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. The developer should be aware of the advice under Position Statements G11 (Discharges from areas subject to contamination) and G13 (sustainable drainage systems) applies to this development.

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

Yours faithfully

Ruth Prichard

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