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08/10/2020

Annwyl Sharon Holman,

BWRIAD / PROPOSAL: LISTED BUILDING CONSENT FOR THE REINSTATEMENT OF A PERMANENT ROOF STRUCTURE, CHIMNEYS AND COVERING TO MATCH THE ORIGINAL DETAILS, SUPPLEMENTARY STRUCTURAL SUPPORTS INTERNALLY, AND NEW WINDOWS

LLEOLIAD / LOCATION: AGENTS HOUSE, BRYMBO IRON AND STEEL WORKS HERITAGE CENTRE, NEW HIGH STREET (MINOR)

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 22/09/2020

We have significant 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:

- Boyett, L and Hughes, R. (2020) Preliminary Bat Roost Assessment and Emergence Survey. Agent's House, Brymbo. Enfys Ecology Ltd

European Protected Species

We note that the bat report submitted in support of the above application (Boyett, L and Hughes, R. (2020) Preliminary Bat Roost Assessment and Emergence Survey. Agent's House, Brymbo. Enfys Ecology Ltd) has identified that a pipistrelle is present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

As this is a lower risk case for bats, 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 bats or their breeding sites and resting places at this site, provided the avoidance measures described in the bat 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. Please consult us again if any further information shows that this is no longer a lower risk case.

Protected Sites

- Sites 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 Brymbo Fossil Forest SSSI is of special interest.

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

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