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Wrexham County Borough Council
The Guildhall
Wrexham
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08/01/2020

For the attention of: Matthew Phillips

Dear Mr Phillips,

**BWRIAD / PROPOSAL: APPLICATION FOR VARIATION OF CONDITIONS NOS 2
AND 3 IMPOSED UNDER PLANNING PERMISSION
P/2015/0382 TO EXTEND TIME LIMIT FOR
COMMENCEMENT OF DEVELOPMENT BY 5 YEARS**

LLEOLIAD / LOCATION: LAND OFF NORTH ROAD, PONCIAU, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 23/12/2019.

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

Protected Species

We note the recommendations of the ecologist report submitted in support of the above application (Susan Worsfold. Ecological Impact Assessment at North Road, Ponciau, Wrexham LL14 1HF. 13/12/2019) . In our view, the report is appropriate for decision making and we concur with the recommendations.

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

We further note that Condition 7 of the original application (ref P/2015/0382) includes the provision of Reasonable Avoidance Measures (RAMs). NRW would recommend that in order to appropriately inform the required RAMs, a pre commencement survey should be undertaken.

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

External Lighting:

We advise that an external lighting/ internal light spillage assessment is undertaken and that plans should be compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

Biosecurity:

We consider biosecurity to be a material consideration owing to the location of the proposal, we would welcome any subsequent consent including the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

We consider that this assessment must include :

- (i) appropriate measures to control any INNS on site; and
- (ii) measures or actions that aim to prevent INNS

being introduced to the site for the duration of construction and operational phases of the scheme. In respect of this case, NRW does not require any further consultation including those concerning any subsequent reserved matters submissions in respect of biosecurity.

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, including environmental interests of local importance.

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 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/>

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.

Construction Waste:

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

Joy Evans

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

