



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-116296-J3Y0
Eich cyf/Your ref: P/2018/1059

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 5236

25/06/2020

Dear Mr Hughes,

PROPOSAL: Erection of Storage Units and Building for Light Engineering (Block 2)

LOCATION: Plot B, Site 4000, Clywedog Road, South Wrexham Industrial Estate, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 08/06/2020.

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: No development shall commence until a Conservation Plan for Great Crested Newt (GCN) has been submitted to and approved in writing by the Local Planning Authority.

Justification: To ensure that an approved Conservation Plan is implemented, which protects species or habitat affected by the development.

Protected Species

Thank you for reconsulting us on the above application. We have reviewed the following submitted information 'Arbtech. Preliminary Ecological Appraisal Survey: Wrexham Industrial Estate, Wrexham, Clwyd LL13 9XS. 24/09/2018' which confirms the presence of Great Crested Newts (GCN) within the environs of the application site. In addition we are aware of Great Crested Newt records in the vicinity. We understand from further discussion with the applicants ecologist that confirmation of a redrafted Conservation Plan is currently being prepared.

Based on this, we therefore advise the following condition be included on any permission your authority is minded to grant.

Condition: No development shall commence until a Conservation Plan for Great Crested Newt (GCN) has been submitted to and approved in writing by the Local Planning Authority.

The Conservation Plan shall include, but not necessarily be limited to the following:

(i) Build upon the principles outlined in the ecological submissions (Arbtech. Preliminary Ecological Appraisal Survey: Wrexham Industrial Estate, Wrexham, Clwyd LL13 9XS. 24/09/2018).

(ii) Submission of details concerning mitigation and compensation measures including plans during and post construction. Details to be provided in respect of:

- a. Construction and maintenance of exclusion and drift fencing
- b. Timing, phasing and duration of construction activities
- c. Construction, creation and enhancement of nature conservation features
- d. Measures to be carried out in order to prevent incidental capture/killing of GCN following completion of the construction phase of the proposal (e.g. an amphibian friendly surface water management system)
- e. Long term post construction management for the ecology area. Provisions of the plan to include, but not be limited to:
 - Duration, (we advise minimum duration of 21-25 years)
 - Tenure including any future changes
 - Habitat management, including any works to be carried out under derogation licensing
 - Surveillance (see also below)
 - Contingency prescriptions
 - Actions to be undertaken in the event of change of land ownership/occupancy and/or the applicant ceasing trading
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development
 - Ecological Compliance Audit, including key performance indicators

(iii) Persons responsible for implementing the works.

(iv) Post construction monitoring and record dissemination for a period of not less than 25 years. All ponds to be added to the Wales Great Crested Newt Monitoring Scheme, identifying who will be responsible for monitoring and reporting works. Methodology shall include annual abundance counts and Habitat Suitability Index (HSI) assessments. Each water body shall be individually numbered on site.

(v) Submission of a biosecurity risk assessment.

The Conservation Plan shall be carried out in accordance with the approved details.

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:

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/>

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.

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.

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