

Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

05/03/2020

For the attention of Simon Greenland:

Dear Simon,

**PROPOSAL: ERECTION OF STABLES BLOCK INCLUDING EQUINE SOLARIUM AND WASH BOX AND CONSTRUCTION OF 40M X 20M RIDING AREA ILLUMINATED WITH 4 NO. HIGH FLOODLIGHTS
LOCATION: CARETAKER HOUSE HAFOD RUABON WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 18/02/2020.

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:

Document 1: Caretaker House, Habitat Suitability Index, Pearce Environment, December 2019 v4

Protected Species and Protected Sites

Great Crested Newts

We note the ecology report submitted in support of this application (Caretaker House, Habitat Suitability Index, Pearce Environment, December 2019 v4). This report has considered the potential impact of the development Great Crested Newts (GCN). 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. However, we note the Reasonable Avoidance Measures (RAMs) outlined in the report with regards to GCN. We recommend you should only grant planning permission if

you include the following document within the condition identifying approved plans and documents on the decision notice:

Caretaker House, Habitat Suitability Index, Pearce Environment, December 2019 v4

This advice applies to the proposal in its present form. If the plans are changed in ways that may harm or disturb GCN's or their breeding sites and resting places at this site, you would need a revised ecology report that took account of such changes.

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, 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 to Developer

Pollution Prevention

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/>

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>

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales