

Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

07/01/2020

FAO Simon Greenland

Dear Simon,

BWRIAD / PROPOSAL: ERECTION OF TWO STOREY EXTENSION AND NEW SECTIONAL DOOR TO EXISTING BUILDING (IN RETROSPECT)
LLEOLIAD / LOCATION: Village Bakery Wrexham Ltd, Coed Aben Road, Wrexham Industrial Estate

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 17/12/2019.

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, and you include the following documents within the condition identifying approved plans and documents on the decision notice. Otherwise, we would object to this planning application.

Condition 1: No development with the potential to impact on invasive species, shall commence until a biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

- Unit 7 Ecological Site Walkover, Enfys Ecology, 08/10/2019.

Protected Species

The consultation is supported by an ecological report (Unit 7 Ecological Site Walkover, Enfys Ecology, 08/10/2019).

In our view the ecological report is satisfactory for the purposes of informing the planning decision making process.

Furthermore, we advise that the proposed development is not likely to harm or disturb Great Crested Newts (GCN) or their breeding sites and resting places at this site, provided the avoidance measures described in the report are implemented.

In line with the recommendations in the Ecological Report we advise the lighting scheme for the proposal. to reduce the impacts of lighting in the interest of protected species and commuting corridors.

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

Biosecurity

We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases.

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This is required to ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

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>

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. In particular 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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

