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Wrexham County Borough Council
The Guildhall,
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30/10/2019

For the attention of Philip Forster

Dear Philip,

BWRIAD / PROPOSAL: ERECTION OF STABLE BLOCK

**LLEOLIAD / LOCATION: Land Adjoining Chapel Farm, New Bridge Road,
Newbridge, Wrexham**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 03/10/2019.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirements and you attach the conditions listed below. Otherwise, we would object to this planning application.

Requirement 1: Protected Sites: Further information is submitted to carry out a Habitat Regulation Assessment (HRA) under regulation 63 of the Conservation of Habitats and Species Regulations 2017 prior to the determination of the planning application

Condition 1: Materials and finishes - The roof of the stables, storage and hay barns to be dark grey matt finish (or similar) for visual integration reasons and to avoid light reflection.

Condition 2 - No development, shall commence until a site wide landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The Landscaping Scheme should include:

- Details of the extent, distribution and type of new planting

The landscape scheme shall be carried out in accordance with the approved details.

Protected Sites

We have concerns that a significant effect from the proposed development on the River Dee and Bala Lake SAC cannot be ruled out. The application is located within 46 m of the SAC.

The following requirements need to be met before allowing the proposed development to proceed. We would object to the planning application if the requirements are not met.

Requirement 1: Protected Sites: Further information is submitted to carry out a Habitat Regulation Assessment (HRA) under regulation 63 of the Conservation of Habitats and Species Regulations 2017 prior to the determination of the planning application

The following should be considered as part of the assessment of this proposal:

- Potential impacts from site run-off due to manure storage could impact upon water quality of the protected site. The proposed stables/yard is located directly upslope of the river. Additional information should be submitted to explain how manure will be stored, and how surface water run-off and drainage will be dealt with.

Should you also conclude that the proposed development is likely to have a significant effect on the European site, we look forward to being consulted on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Landscape

The proposed site for this large development of stables and associated compound lies within a scenic, rural part of the Dee Valley. The railway viaduct, valley landform and pattern of hedgerow trees make this area of the AONB very distinctive. With the exception of the viaduct and occasional single stable blocks, development is visibly absent from the valley floor and lower hillslopes. The overflow car park for Ty Mawr Country Park lies to the west of the viaduct and has seasonal influence on the remote and tranquil qualities of the valley.

Given the established visual enclosure to the site provided by hedgerow trees and woodland enclosure along the edges of the valley and limited vantage points for views over the site we do not object to the proposal on landscape grounds. However, we advise that the following conditions are attached to any planning permission:

Condition 1: Materials and finishes - The roof of the stables, storage and hay barns to be dark grey matt finish (or similar) for visual integration reasons and to avoid light reflection.

We welcome the proposal for post and rail fencing and hedgerow planting (set out in the Planning Application Form, but not shown on the site plan). We recommend the specification of native hedgerow species – e.g. common hawthorn, blackthorn, hazel and holly and the inclusion of tree standards at scattered intervals next to the stable blocks – to help break up the mass of the stable development e.g. birch, oak and wild cherry.

Condition 2 - No development, shall commence until a site wide landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The Landscaping Scheme should include:

- Details of the extent, distribution and type of new planting

The landscape scheme shall be carried out in accordance with the approved details.

A landscape scheme should be submitted to ensure the development conserves and enhances the character and visual amenity of the AONB.

Other Matters

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). 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.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Advice for the Developer:

Works near Watercourse

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/>

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 faithfully,

Daniel Davies

Daniel Davies

Cynghorydd, Cynllunio Datblygu / Advisor, Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales