

Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

30/01/2020

FAO Sharon Holman

Dear Sharon,

BWRIAD / PROPOSAL: Change Of Use To Mixed Use Development (Classes A1, A2, A3, D1, D2 And B1), Demolition And Relocation Of Electrical Sub-Station, Provision Of External Entertainment Areas At Ground Floor Level And External Breakout Areas At First Floor Level, And Construction of new access arrangements.
LLEOLIAD / LOCATION: Land At Chapter Court, Rhosddu Road, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 13/01/2020.

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

Protected Species

We note that the bat report submitted in support of the above application (Planning Application Assessment, Chapter Court, EDC, 11 October 2019) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted. We would welcome implementation of the precautionary measures outlined in 10.3 of the report.

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