

Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

04/02/2020

For the attention of Simon Greenland:

Dear Simon,

PROPOSAL: APPLICATION FOR OUTLINE PLANNING PERMISSION (WITH SOME MATTERS RESERVED) TO ERECT A SINGLE DWELLING FOR AN AGRICULTURAL WORKER

LOCATION: Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham

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

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 requirement. Otherwise, we would object to this planning application.

Requirement 1: Protected Species: Further information is submitted to satisfactorily demonstrates that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN at this locality.

Protected Species

An ecological report has been submitted to inform the planning decision making process (Black Rock Farm, Cross Lanes, Great Crested Newt Method Statement, Bowland Ecology, October 2017).

In our view, the overall proposal has the potential to cause disturbance to great crested newts (GCN) and/or loss or damage to their resting places. We consider that it is possible that the species utilizes the site for foraging, dispersal or sheltering purposes.

We advise that the current ecological report is unsatisfactory.

Requirement 1: Protected Species: Further information is submitted to satisfactorily demonstrates that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN at this locality.

An updated ecological report should be submitted considering the following issues:

1. An updated amphibian reasonable avoidance and mitigation scheme is submitted considering the implications of the proposed dwelling.
2. The area of the amphibian conservation area is increased on a 'like for like' basis. Plans will be required that show:
 - The extent of the original compensation area as illustrated in figure J.3 of the ecological report;
 - An amended compensation area to address issues of land ownership that were identified in 2019 (we understand that the existing woodland which forms part of the compensation area shown in the south east of figure J3 is outside of the blue line plan and outside of the control of the applicant); and
 - The extension of the compensation area to accommodate the new planning proposal.
4. Confirmation of resolution of outstanding long-term management and tenure issues.
5. Biosecurity risk assessment.

It should be noted that works should be implemented under an amended and updated derogation licence.

In conclusion, we do not consider the ecological report satisfactorily demonstrates that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN at this locality. Further information is required to assess the extent of adverse effects on GCN and any avoidance or mitigation measures required.

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

Foul Drainage

With respect to the discharge of effluent to ground or surface water, the Applicant will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to the Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

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/>

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales