

FAO Matthew Phillips

17/05/2019

Dear Matthew,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

**BWRIAD / PROPOSAL: CONVERSION OF FORMER PUBLIC HOUSE AND
ASSOCIATED FLAT INTO 3 NO. TWO-STOREY DWELLINGS AND ERECTION OF 3
NO. NEW DETACHED DWELLINGS
LLEOLIAD / LOCATION: LAND TO REAR OAK TREE TAVERN 45 TO 47 RUABON
ROAD WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 07/05/2019. Please note this constitutes our response to applications P/2019/0347 (Conservation Area Consent) and P/2019/0348 (Planning Application).

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: We advise that further information is required to assess the extent of adverse effects on bats and any avoidance or mitigation measures required.

Protected Species

It is noted that the Preliminary Ecology Appraisal (Oak Tree Inn, Wrexham: Pearce Environmental, March 2019) states that there is potential for bats to be present in building 3 proposed for demolition, and therefore presence/ absence surveys should be undertaken at the site (page 33 of the appraisal).

The survey will be required prior to the determination of this planning application. The bats surveys must be undertaken during the main bat activity period (i.e. between the 1st May and the 31st August) and must include at least one bat emergence survey.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

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

Advice to Applicant

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>

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales