

For the attention of Matthew Phillips

15/08/2019

Dear Matthew,

PROPOSAL: DEMOLITION OF EXISTING PROPERTY AND ERECTION OF 1 NO. NEW DWELLING WITH PROVISION OF ASSOCIATED ACCESS

LOCATION: Nantcol, 57 Bryn Glas, Rhosllanerchrugog, Wrexham

Thank you for re-consulting Natural Resources Wales (NRW) about the above, which was received on 06/08/2019.

NRW has no objection to the proposal, however we would provide the following comments:

Flood Risk

The amended plan for one dwelling (Drawing no. C063/022, dated October 2018, Revision D 07/19) shows a significantly reduced red line boundary to one dwelling (with an indicative layout for a further 2 dwellings) and remaining site outlined in blue. There are no existing plans we can identify from the details on the WCBC website to confirm the layout/scale or footprint of the existing dwelling. These comments are made based on the amended description of the erection of 1 new dwelling.

Figure 2 of the revised flood consequences assessment (FCA) final report v1.1, dated 17th July 2019 (Weetwood) reflects the amended plan and redline boundary.

The proposed dwelling and flood mitigation measures in terms of a platform and finished floor levels (FFL) shown in figure 9 of the FCA show the majority of the site to be dry during key events of a 1 in 100 AEP event with blockage and climate change and the 1 in 1000 year event. The FCA identifies no potential flood increases elsewhere and the proposal is therefore compliant with the requirements of TAN15.

The FCA shows that the risks and consequences could be managed to an acceptable level, provided that the flood mitigation measures detailed in the FCA relating to the development platform and FFL of the dwelling are secured. Should you grant planning permission the FCA should be included in the list of approved plans.

The Local Planning Authority should note the above comments are based on the review of an FCA and that no review of the modelling study has been undertaken by NRW.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Protected Species

We note that the bat report submitted in support of the above application (Bat Activity Survey, 57 Bryn Glas, Rhos, Susan Worsfold, 21 October 2018) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted.

Please do not hesitate to contact us if you require further information or clarification of 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 Developer

Works near Watercourse / Construction or Demolition sites

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/>

Pollution Prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to GPP 5 and PPG 6 at the following link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Waste

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 provided information on how to classify waste and register as a waste carrier or hazardous waste producer:

<http://naturalresources.wales/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?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