

FAO Mared Rees

05/02/2019

Dear Mared,

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

**BWRIAD / PROPOSAL:
Sallywags Day Nursery
LLEOLIAD / LOCATION:
DEMOLITION OF EXISTING DAY NURSERY AND OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT FOR 6 NO DWELLING UNITS**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 25/01/2019.

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. We would object if the scheme does not meet these requirements.

Summary of Requirement

Requirement 1: Protected Species: We advise that further information is required to assess the extent of adverse effects on GCN and any avoidance or mitigation measures required. This must demonstrate that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of this species.

Protected Species

We note that the ecology report submitted in support of the above application (reference Worsfold, S. (2018). Ecological Appraisal and Impact Assessment at a Former Nurse Building at Sallywags, Bridge Road South, Pentre Maelor, Wrexham, LI13 9FZ. Sue Worsfold. Unpublished) has considered the presence of protected species at the application site. We concur with the assessment and conclusions in respect of bats.

We consider the Wrexham Industrial Estate and its environs to support a nationally important population of great crested newt. Land opposite the application supports a

compensatory site for the species. We therefore do not concur with the assessment and conclusions in respect of this species

Although an ecology report has been submitted, we advise that there is insufficient information to assess potential effects on GCN, and how any effects will be avoided or mitigated.

Requirement 1: Protected Species: We advise that further information is required to assess the extent of adverse effects on GCN and any avoidance or mitigation measures required. This must demonstrate that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of this species.

In the meantime, we are unable to give you any assurance that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of great crested newts present within and in the environs of Wrexham Industrial Estate.

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

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/>

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