

Date: 19/03/2019

FAO Philip Forster

Dear Philip,

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

DEVELOPMENT – OUTLINE APPLICATION FOR PROVISION OF A NEW SPECIALIST & EXTRA CARE FACILITY AT PENDINE PARK CARE HOMES TO EXPAND AND COMPLIMENT EXISTING SERVICES AND FACILITIES ALREADY OPERATIONAL ON SITE.

LOCATION – PENDINE PARK NURSING HOME, SUMMERHILL ROAD, STANSTY, WREXHAM

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 08/03/2019.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

Condition 1: External lighting/internal light spillage assessment compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

Condition 2: Reasonable Avoidance Measures (RAMs) relating to Great Crested Newts should be secured through planning conditions.

Condition 3: All Proposed bat conservation measures should be secured through planning conditions.

Condition 4: Submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

European Protected Species (EPS)

We note that ecological information in support of the above application (Roe, R. (2018). Pendine Park, Summerhill, Wrexham: Updated Ecological Assessment. Kingdom Ecology. Unpublished). In line with the recommendations in the above documents we recommend a

condition in relation to the lighting scheme for the proposal and bat conservation measures should be implemented. In our view eDNA survey should have been carried out in respect of Great Crested Newts (GCN). However, a precautionary avoidance-based approach will address issues of uncertainty in relation to GCN. Reasonable Avoidance measures relating to GCN should, therefore, be implemented

Biosecurity

We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases.

We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

We consider that this assessment must include :

- (i) appropriate measures to control any INNS on site; and
- (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

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

Protected Sites

We note that Gatewen Marsh SSSI is located approximately 180m away. Based on the information provided we do not consider that this proposal would impact upon the site.

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

Any construction or demolition work must be carried out in accordance with Environment Agency PPG 6: Working at Construction and Demolition Sites. The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt activity under Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption permit for any material imported to and exported from the site. No material is to

be deposited within 10m of any watercourse without discussion with Natural Resources Wales.

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be 110% of the capacity of the tank, all filling points, gauges, vents and sight glasses must be located within the bund. Associated pipe-work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund, refuelling should be supervised at all times - and preferably done on an impermeable surface.

Should any pollution occur during the operational phase, Natural Resources Wales should be notified via the incident hotline – 03000 65 3000.

Please note the view expressed in this letter is a response to a pre-planning enquiry only. We trust these comments will prove helpful but they should not set a precedent for any future Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this letter are based on the information available to date.

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
Cynghorydd Cynllunio Datblygu / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales