

16/04/2019

Er sylw / For the attention of Philip Forster

Dear Mr Forster,

BWRIAD / PROPOSAL: ERECTION OF 2 NO. 5 BED BUNGALOWS AND ALL ASSOCIATED CAR PARKING, LANDSCAPING AND HIGHWAY WORKS

LLEOLIAD / LOCATION: LAND AT GLASLYN, PLAS MADOC, ACREFAIR, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 05/04/2019.

NRW has no objection to the above scheme.

Land Contamination

The application is supported by document: *Plas Madoc (Area D) Wrexham LL14 3EG. Ground Investigation Report – Volume 4. Contract 42167. WCBC.March 2018.*

Natural Resources Wales considers that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

However, we do have reason to strongly suspect that contamination is present, and a preliminary risk assessment has not been submitted. In line with the advice given in Planning Policy Wales, we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission.

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency's '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our [groundwater protection](#) advice on www.gov.uk

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site the Local Planning Authority may wish to re-consult Natural Resources Wales.

Flood Risk

The application is supported by document: *Residential Development at Plas Madoc, Wrexham – Flood Consequences Assessment and Drainage Strategy. WCBC. February 2019.*

The location boundary of this current application (P/2019/0249), as shown on Drawing No. 1045/A/000, is identified within the FCA as Site C. Unlike Sites A and B, Site C is outside flood zone C2. On this understanding, NRW has no objection to the scheme on flood risk grounds.

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 for the Developer

Environmental Management

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/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the 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.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

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.

Yours faithfully,

Joy Evans

Ms Joy Evans
Cynghorydd Cynllunio Datblygu /
Development Planning Advisor