

Mared Rees
Planning Officer
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Date: 30th August 2017

Dear Ms Rees,

**DEMOLITION OF EXISTING BUILDINGS ASSOCIATED WITH BALMUIR GARAGE AND
OUTLINE APPLICANT FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 4 NO.
DWELLINGS
BALMUIR GARAGE, 1 CHESTER ROAD, GRESFORD, LL12 8TL**

Thank you for consulting us on the above application, which we received on the 18th August 2017.

We have no objection to the application, but have the following comments:

Protected Species

The application is supported by an ecological submission (reference: Swift, K. (2017). Balmuir Garage, Chester Road, Wrexham: Inspection and Assessment in Relation to Bats. Tyrer Partnership Unpublished).

In our view, the survey and assessment is satisfactory for the purposes of informing the planning decision making process. We agree with the conclusions of the report that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of bat.

Land Contamination

We note the garage is not a current or former petrol filling station but was previously a garage for vehicle repairs and maintenance. 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.

It is recommended that the requirements of Planning Policy Wales and the Environment Agency Guiding Principles for Land Contamination (GPLC 1, 2, and 3), March 2010, should be followed – NRW have adopted this guidance.

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 the Natural Resources Wales.

Any waste excavation material, demolition, or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Foul Drainage

As this is an outline planning application there is no details on the method of foul water disposal. Given that the site is located within a sewered area, we require confirmation within any reserved matters or full application that the proposed development will be connection to the mains sewer.

Our comments only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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. Any site owner/developer 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.

If you have any queries concerning the above, please contact me on the details below.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**



cc: Blueprint dafydd@blueprintarchitectural.com