



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-43492-N8J3
Eich cyf/Your ref: P/2017/0835

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27/10/2017

Er sylw / For the attention of: Philip Forster

Annwyl / Dear Mr Forster,

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

**BWRIAD / PROPOSAL: ERECTION OF 4 NO. DWELLINGS (TWO BEDROOM
COTTAGE STYLE DWELLINGS IN A SINGLE TERRACE**

**LLEOLIAD / LOCATION: LAND AT TAN Y GRAIG OFF HIGH STREET CEFN MAWR
WREXHAM, LL14 3DD**

Thank you for consulting Natural Resources Wales (NRW) on the application above, which was received on the 10th of October 2017.

NRW does not object to the proposal. In our opinion the proposal is not likely to adversely affect any of the interests listed. We have the following advice for your information.

European Protected Species

Great Crested Newts and Bats are protected under the Wildlife and Countryside act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

NRW is satisfied that the Ecological Survey Report (Wildbanks Conservation, October 2017) has been carried out to an acceptable standard. The report states that there was no evidence that the site was being used by protected species. Nonetheless, we agree that precautionary measures should be taken and support the recommendations proposed within Section 4 of the report. These should be adhered to so as to avoid adverse impacts on protected species.

The applicant should be advised that should protected species be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

Construction Waste

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 Environmental Permitting Regulations 2010. 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. These notes must be kept for at least two years.

Pollution Prevention

All works at the site must be carried out in accordance with Pollution Prevention Guidance 6 (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/>

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on the above.

Our comments above 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/planning-and-development/planning-and-development/?lang=en>). 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. 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,



Holly Tomlinson

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales