

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Ein cyf / Our ref:je/CAS-48202-W3V5

Eich cyf / Your refP/2017/0967

Email:
northplanning@cyfoethnaturiolcymru.gov.uk
Tel: 03000 65 5236

Er sylw/ For the attention of:
Sharon Holman

06/ 12/ 2017

Dear Ms Holman,

**LAND SOUTH OF NANT COTTAGE, LOWER ROAD, COEDPOETH
P/2017/0967 - ERECTION OF 2 NO. DETACHED DWELLINGS WITH
ASSOCIATED GARAGES AND PARKING**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 24/ 11/ 2017.

Natural Resources Wales has no objection to the scheme.

Protected Species

The development site is adjacent to woodland with good connectivity lines to local habitats frequented by bats. We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Environmental Management

The importation of waste to the site for use in construction (e.g. to make the bases of car parking areas) needs to be registered as an exempt activity under the Environmental Permitting Regulations 2016, or a permit sought. The following link will take the applicant to the relevant NRW webpage for registering such an exemption, or applying for a waste permit: <https://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Any waste excavation material 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.

www.cyfoethnaturiolcymru.gov.uk

www.naturalresourceswales.gov.uk

Maes y Ffynnon, Penrhosgarnedd, Bangor, LL57 2DW

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

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 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.

Yours sincerely,

Joy Evans

Joy Evans
Development Planning Advisor