



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-41906-C3T1
Eich cyf/Your ref: P/2017/0771

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16/10/2017

Er sylw / For the attention of: Matthew Phillips

Annwyl / Dear Mr Phillips,

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

**BWRIAD / PROPOSAL: DEMOLITION OF FORMER FIRE STATION PREMISES AND
ERECTION OF CATS ADOPTION CENTRE TOGETHER WITH PENS AND BULK STORE
AND NEW ACCESS**

LLEOLIAD / LOCATION: FORMER FIRE STATION, BRADLEY ROAD, WREXHAM LL13 7SU

Thank you for consulting Natural Resources Wales (NRW) on the application above, which was received on the 26th of September 2017.

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Protected Species

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

We note that the submission was accompanied by a Bat Report (Kingdom Ecology, 31/08/2017). NRW is satisfied that the Bat Report has been carried out to an acceptable standard. The report states that there was no evidence that the buildings were being used by bats. The recommendations proposed within Section 4 of the report should be adhered to so as to avoid adverse impacts on bats, in the unlikely event that they are in fact present.

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.

Geoscience

We note that the submission includes a Geo-environmental Survey Report (Brownfield Solutions Ltd, March 2017). We are satisfied that the survey was carried out to a satisfactory standard; agree with the conclusions; and support the Report's recommendations, which should be adhered to by the applicant.

Environmental Management & Pollution Control

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the Gov.uk website: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Construction

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

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