

19/12/17

Er sylw / For the attention of: Sharon Holman,

Annwyl / Dear Sharon Holman,

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

BWRIAD / PROPOSAL:

**Listed building consent to underpin corner of cottage and to repair slipped archway
to gable end using heliflex system**

LLEOLIAD / LOCATION:

Moss Villa, Chapel Lane, Bronington, Whitchurch.

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 04/12/2017.

We recommend that you should only grant planning permission for the scheme if it can meet the following requirements, to address significant concerns that we have identified. Provided these requirements are met, we would not object to the scheme.

Requirement 1: Protected Sites: Further detail as to the methods used during the structural remedial works

Protected Sites

The site lies within close proximity of:

- Fenn's, Whixhall, Bettisfield, Wem and Cadney Mosses (Wales) SAC
- Fenn's, Whixhall, Bettisfield, Wem and Cadney Mosses SSSI
- Midland Meres & Mosses Phase 2 (Wales) Ramsar Site.

The Local Planning Authority is the Competent Authority for the purposes of the Conservation of Habitats and Species 2010 Regulations (as amended). As such, you must not agree to any plan or project unless they are certain that it will not adversely affect the integrity of a Special Area of Conservation (SAC).

The your Authority should carry out a test of likely significant effects (TLSE) for the SAC, which is required under Regulation 61 of the Conservation of Habitats and Species

Regulations 2010 (as amended). This test applies to impacts on the SACs from the proposed works, either alone or in combination with other plans and projects.

If the test concludes there is likely to be a significant effect then an appropriate assessment of the impacts on the SAC from the proposed works, either alone or in combination with other plans and projects, will be required. We would be able to assist with that assessment in our role as the statutory nature conservation body under the above Regulations.

The proposed has the potential to adversely affect the adjacent Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) and Midlands Meres and Mosses (Phase 2) and further information is required.

Requirement 1: Protected Sites: Clarification as to the methods used during the structural remedial works

The building is within a few meters of the protected site with the application referring to the use of a heliflex system for underpinning.

Information is required as to the area the resin would be applied to and the extent the resin would expand to in the soil. We would also require clarification as to how the resin would be restricted to prevent it from spreading (or whether there is a maximum distance it will travel) through the soil as this could extend into the protected site. The protected site is acidic in nature; clarification is required as to the pH of the resin to be used. Also, if there is scope for an acidic resin/product to be used as an alternative.

Protected Species

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

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 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.

Please do not hesitate to contact us if you require further information or clarification on any of 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.

Yn gywir / Yours sincerely

Siôn M. Williams

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Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales