

Sharon Holman
Planning Officer
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Date: 19th September 2017

Dear Sharon Holman,

**Erection of Detached Dwelling with Associated Garage and Parking
Land South of Boundary House, Horsemans Green Road, Horsemans Green, Wrexham,
SY13 3DY**

Thank you for consulting us on the above application, which we received on the 30th August 2017.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission:

Condition 1: The submission and implementation of amphibian avoidance and mitigation to the satisfaction of the Local Planning Authority.

Condition 2: Biosecurity: No development shall take place until a Biosecurity Risk Assessment has been submitted and approved to the satisfaction of the Local Planning Authority.

Ecology

The applicant has submitted an ecological report for the purposes of informing the public decision making process. (Reference: Hankinson, E. (2017) Paddock to the South of Boundary House, Horsemans Green, Wrexham.: Extended Phase 1 Survey Report. Wildbanks Conservation

European Protected Species

Great Crested Newt

We can confirm that ponds in the environs of the application site support populations of the great crested newt (GCN). This species is protected under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

We concur with the conclusions of the report in respect of potential impacts based on extant information and on proposed further survey to inform the detailed design of the proposal.

The Regulations allow the approval of a scheme that would be likely to result in disturbance or harm to GCN, but only if it satisfies an appropriate Habitats Directive derogation purpose and two tests before a licence can be issued from Natural Resources Wales.

In the case of development, the applicable derogation purpose is:

“Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment.”

Furthermore, the licence can only be issued by NRW on condition that there is:

“no satisfactory alternative”, and that

“the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range

Paragraph 6.3.7 of TAN5 states that your Authority should not grant planning permission without having satisfied itself that the proposed scheme either would not impact adversely on any GCN's on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

We consider the proposal will not be detrimental to the maintenance of the favourable conservation status of any of the great crested newt populations present within the environs of the application site.

However, we advise that any subsequent consent is subject to the following planning condition or obligation.

Condition 1: The submission and implementation of amphibian avoidance and mitigation to the satisfaction of the local planning authority

Bats

We consider the assessment in respect of bats to be satisfactory.

This advice applies to the proposal in its present form. If the plans are changed in ways that may affect GCN on this site, you would need a revised ecology report that takes account of such changes. Please consult us again if any updated or revised ecology report concludes that the proposal is more likely to have an adverse impact on the GCN population and/or alters the detail or implementation of mitigation or compensation measures.

Please also note that any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Biosecurity

We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases. We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

Condition 2: Biosecurity: No development shall take place until a Biosecurity Risk Assessment has been submitted and approved to the satisfaction of the LPA.

We consider that this assessment must include

- (i) appropriate measures to control any INNS on site; and
- (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

Foul Drainage

No details have been provided concerning the location of the septic tank and soakaway. These should be located at least 10 metres away from any watercourse or drain.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We strongly recommend that the applicants undertake a porosity test of the land to ensure that the land is suitable for a soakaway system.

With respect to the proposed septic tank, the applicant will need to apply for an environmental permit or register an exemption with Natural Resources Wales. The applicant must obtain any necessary permit or exemption prior to commencement of work on site. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met.

More information, including a step by step guide to registering and the relevant application forms are available on our website: <https://naturalresources.wales/apply-for-a-permit/water-discharges/?lang=en>.

Pollution Prevention

The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 "Works and maintenance in or near water": <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf>

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.

Yours' faithfully,



Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

Ebost/Email: NorthPlanning@cyfoethnaturiolcymru.gov.uk

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

cc: Blueprint dafydd@blueprintarchitectural.com