



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-45933-Y0V2
Eich cyf/Your ref: P/2017/0853

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20/11/2017

For the attention of: Sharon Holman

Dear Ms Holman,

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

PROPOSAL: Demolition of Existing Bungalow, Residential Development to Construct Two Apartment Blocks Forming Total Of 18 No. Apartments, Remedial Works to Walker Fanhouse, New Access Arrangements and Associated Works.

LOCATION: Walker Fanhouse, Wynnstay Yard, The Green, Ruabon, LL14 3EH

Thank you for consulting Natural Resources Wales (NRW) on the application above, which was received on the 2nd of November 2017.

We recommend that you should only grant planning permission if you attach the condition below. This would address significant concerns that we have identified. Therefore, we would not object provided you attach the condition to the planning permission.

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

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.

Condition 1: 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.

Surface Water

In our pre-application advice letter, dated 17 February 2017, we noted that no information had been submitted with respect to the proposed method of surface water drainage. We therefore imposed a requirement that this be submitted with the planning application. We note that, the applicant has confirmed that they intend to dispose of surface water via a soakaway.

We advise that the feasibility and environmental sustainability of the soakaway drainage system be investigated. The applicant should account for the proximity of the Civic Amenity Centre and the potential for this to cause ground contamination. They should also be aware that the site lies within a Secondary Bedrock Aquifer. We refer them to the Groundwater Protection: Principles and Practice (Environment Agency, 2013) Position Statements. In particular they should note the advice under Position Statement G13 (Sustainable drainage systems) which applies to this development.

Your Authority, in its role as Lead Local Flood Authority may also wish to consider surface water drainage with respect to potential flood risk.

European 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).

The application is supported by a Preliminary Ecological Appraisal (Tyrer Partnership, 4th of October 2017). NRW is satisfied that the Appraisal was carried out to an acceptable standard. The Appraisal report states that no potential for Great Crested Newt (GCN) presence was found. We concur with this and our view is that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of GCN.

With respect to bats, the report found that there will be no bat roosts affected by the proposal and that it is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of bat. Again, we agree with this position and support the recommendations proposed within Sections 9 and 11. The measures recommended are reasonable and should be adhered to.

Construction Waste

If the developer plans to use waste in the construction, they should be aware that 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. For further information please visit the website

<https://www.gov.uk/government/collections/waste-exemptions-using-waste> and contact our Customer Centre on 0300 065 3000 (Mon-Fri, 9am-5pm).

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

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and '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 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.

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