



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-45371-L8J0
Eich cyf/Your ref: P/2017/0841

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15/11/2017

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: CHANGE OF USE FROM VEHICLE STORAGE AREA TO SELF
STORAGE FACILITY FOR UP TO 50 UNITS AND CONSTRUCTION OF NEW ACCESS
AND PARKING ARRANGEMENTS.**

**LLEOLIAD / LOCATION: LAND OPPOSITE AND WEST OF RC MOTORS REDWITHER
ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM (Minor)**

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

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, 3rd October 2017).

NRW is satisfied that the Appraisal was carried out to an acceptable standard. The report found no potential for Great Crested Newt (GCN) presence. 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.

The report states that there was no potential for bat roosting on the site and limited foraging potential. Again, we agree with this position and support the recommendations proposed within Section 9.

The precautionary measures recommended are reasonable and should be adhered to.

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 Informative/ advice to LPA

Natural Resources Wales considers that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments regarding land contamination issues for this site.

However, we do have reason to strongly suspect that contamination is present, and we note that a preliminary risk assessment has not been submitted. In line with the advice given in Planning Policy Wales we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission.

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency's '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

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