

Head of Environment and Planning
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Er sylw/For the attention of: Mared Rees

Dear Ms Rees

TOWN AND COUNTRY PLANNING ACT 1990

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
COAL YARD LLOYDS LANE CHIRK WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 14 June 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.

Ecology

The planning application is supported by an ecological submission (Reference: Longley, G. (2017) . Land at 3 Ingleby former Coal Yard), Lloyds Lane, Chirk. Preliminary Ecological Appraisal and Bat Survey. Gerald Longley Ecological Consultants. Unpublished

Protected Species

NRW concur with the results of the above survey and assessment and agree that protected species are not likely to be affected by the proposals.

Contaminated Land

Natural Resources Wales consider 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 with regards to land contamination issues for this site.

However, we do have reason to strongly suspect that contamination is present, and a preliminary risk assessment has not been submitted. In line with the advice given in Planning Policy Wales we understand that the local authority must decide whether to obtain such

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www.naturalresourceswales.gov.uk

Cyfoeth Naturiol Cymru/Natural Resources Wales, Llwyn Brain, Ffordd Penlan, Parc Menai, Bangor, LL57 4TW

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

information prior to determining the application or as a condition of the permission. Should your authority consider a preliminary risk assessment is required 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.
3. Refer to our [groundwater protection](#) advice on www.gov.uk

Foul Drainage

There is no indication of how the applicant intends to dispose of foul effluent from the proposed development. The site lies within a publicly sewered area. The proposed development must connect to the public sewerage system.

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.

Yours sincerely

Meryl Read

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