



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-30328
Eich cyf/Your ref: P/2017/0165

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

30 March 2017

Er sylw / For the attention of: Matthew Phillips

Annwyl / Dear Mr Phillips

TOWN AND COUNTRY PLANNING ACT 1990
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BWRIAD / PROPOSAL: Extensions and Upgrading of Facilities and Buildings including: Roof alteration on Extension Despatch Storage, Lairage Building (Store), Lairage Building (Crate Store), New Despatch Bay, Installation of Additional Plant – Chemical Scrubber, Gas Tank, New Water Tanks (3), New Water Storage Tanks (2)

LLEOLIAD / LOCATION: Maelor Poultry, Pickhill Lane, Cross Lanes, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 28 February 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.

Protected Species

It is noted that this planning submission does not include an ecological component.

However, the potential implications on protected species was considered as part of the original permission for changing the unit from Dairy to Poultry in 2014/15. NRW considers that the current proposals would not materially change our earlier assessments in respect of possible impacts on protected species.

NRW considers that the proposal is

- (a) Not likely to be detrimental to the maintenance of the favourable conservation status of local populations of European protected species; and
- (b) Not likely to adversely affect any local populations of British 'fully' protected species

Sites

The proposed development is to take place approximately 130 metres away from the following protected sites:

River Dee Special Area of Conservation (SAC)

River Dee Site of Special Scientific Interest

NRW does not consider that the proposals would have any impact on the protected sites.

Environmental Permitting

NRW has recently received an installation permit application for the operation of an abattoir, deboning plant and effluent treatment plant at this site. It is understood that the application has been duly made and will be assessed by the NRW Permitting Service.

The Permit application includes the use of a chemical scrubber for odour control which is generally accepted as Best Available Technique for odour control at abattoirs.

The extension of buildings as described should not pose any specific issue provided 'dirty areas' within the building footprint do not extend to clean yard areas, with implications for the surface water drainage system and associated pollution risk.

This level of detail will be assessed by the Permitting Service during the determination process and we will not grant a Permit if we are not satisfied that odour control and other pollution risks are adequately controlled.

Flood Risk

The site lies in Zone A as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. However, parts of the site are at risk of surface water flooding, as shown by Natural Resources Wales' Flood Map for Surface Water.

We would therefore recommend that prior to the determination of the application, that you consult your Flood Risk Department, who act as the Lead Local Flood Authority, for further advice in relation to surface water management at the site.

Pollution Prevention

This development lies within the River Dee Water Protection Zone. A Dee Protection Zone Consent will be required from Natural Resources Wales in order to store or use certain controlled substances. The applicants are advised to contact Emma Pierce, Environment Officer on 0300 065 3831 to discuss such matters.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care

requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years. Only surface water from roofs and paved areas not accessible to vehicles, should be discharged to any soakaway, watercourse or surface water sewer.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

Water Resources

Para 6.18 of the Design And Access Statement (DAS) states that the site benefits from a water borehole. The developer should be made aware that we have no record of a licence for abstraction from the borehole. Should it be intended to abstract more than 20cub metres of water per day, then a licence for the abstraction will be required from Natural Resources Wales.

Please do not hesitate to contact me if you require 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

Meryl Read

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Cyfoeth Naturiol Cymru / Natural Resources Wales