

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

5 January 2017

Er sylw / For the attention of: Sharon Holman

Annwyl / Dear Ms Holman

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

**BWRIAD / PROPOSAL: Erection of 2 no pairs of semi detached dwellings,
construction of new vehicular access and hardstanding**

**LLEOLIAD / LOCATION: Land adjoining and East of Greenfields, Stryt Las,
Rhosllanerchrugog, Wrexham**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 19 December 2016.

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 application is supported by an Ecological Report (Marches Ecology November 2013) prepared for a previous planning application for a larger area of land which included this site.

We have considered the Ecological Report taking into consideration the reduced scale of the development in relation to the submission in 2013 (P/2013/0223) and conclude that the proposal is not likely to adversely affect:

Protected Sites:

Johnstown Newt Sites Special Area of Conservation
Stryt Las a'r Hafod Site of Special Scientific Interest

Protected Species:

Great crested newt
Bats

Recommendation: The Ecological Report (3.2.22 and 4.2.4) acknowledges the potential value of the hedgerows for foraging/commuting bats. It is recommended therefore that where possible, mature hedgerows should remain in place, and where removal at the frontage of the properties is necessary, replanting takes place to continue the line of the remaining hedgerows to the side boundaries of the development site. Any external lighting should be kept to a minimum and where this may be necessary e.g. at the entrance/driveways to the properties, this should be minimal, avoid illuminating any existing or new hedgerows and low level lighting should be utilised.

Land Contamination

If during construction/excavation works any contaminated material is revealed then the movement of such material either on or off site should be 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 in accordance with duty of care requirements under Section 34 of the Environmental Protection Act 1990. This shall include waste generated whilst clearing the site e.g. fly-tipped material, hardcore etc. The waste shall be transported using registered waste carriers to suitably permitted sites. Transfer notes shall be transported using registered waste carriers to suitably permitted sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Please don't 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

Meryl Read

Uwch-gynghorydd Cynllunio Datblygu /Senior Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales