

## Judith Williams

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**From:** North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>  
**Sent:** 19 November 2015 11:11  
**To:** planning\_admin  
**Subject:** P/2015/0617 - Westfield Buck Road Commonwood - NRW Response NRW:00960225

Dear Mr Phillips,

Thank you for consulting us on the 'Phase 1 Contaminated Land Desk Study Report', dated October 2015, report Reference 64253R1, by Envirep, which you forwarded on the 3rd November 2015.

The report was submitted in response to our objection to the original planning application; and includes a conceptual site model and preliminary risk assessment. It advises that while sources of contamination could exist on site, an intrusive investigation is not necessary and a watching brief during development should be sufficient.

We are satisfied with the findings and recommendation of the Phase 1 report. We therefore remove our initial objection.

In order to ensure that any contamination that may be uncovered during the watching brief can be dealt with, we advise that the following condition be applied to any grant of permission

**Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

**Reason:** The Phase 1 Desk Study has highlighted that potential contamination source-pathway-receptor links may exist on site that could pose a risk to controlled waters if they are not remediated.

The proposed development may require a Permit to discharge trade waste (vehicle wash) and/or, a Dee Water Protection Zone consent (based on the quantity of chemicals stored on site). The applicant should therefore be advised to contact Environment Officer, Sally Connah (Natural Resources Management Team), tel: 03000 653 907 to discuss the drainage from the site.

The site operator should consult and comply with Pollution Prevention Guidelines 6 (PPG13) and Pollution Prevention Pays guidance document which are available at <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Please note that we have not considered possible effects on all species and habitats (including nesting birds) listed in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on the Local Biodiversity Action Plan or other local natural heritage interests. To comply with your authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests.

We recommend that you seek further advice from your authority's internal ecological adviser and/or nature conservation organisations such as the local Wildlife Trust, RSPB, etc. The Wales Biodiversity

Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species ([www.biodiversitywales.org.uk](http://www.biodiversitywales.org.uk)).

Kind regards,

Gareth Thomas  
Natural Resources Wales  
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