Head of Community Wellbeing and Development
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MR G D EVANS
CASSIDY & ASHTON

By Email:
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Your Ref/Eich Cyf	
Our Ref/Ein Cyf	ENQ/2014 /0292
Date/Dyddiad	18/09/2014
Ask for/Gofynner am	Matthew Phillips
Direct Dial/Rhif Union	01978 298780
E-mail/E-bost	matthew.phillips@wrexham.gov.uk

Dear Sir,

Town and Country Planning Act 1990

SCOPING OPINION
LAND EAST OF TAN Y BONT MAIN ROAD, RHOSROBIN, WREXHAM.

I refer to your scoping opinion request in respect of the above site.

I confirm that I broadly agree with the proposed contents of the Environmental Statement.

Before responding I consulted the following:

External

Natural Resources Wales
Welsh Water
Clwyd Powys Archaeological Trust
Cadw

Internal

Highways
Public Protection
Emma Broad (Ecologist - Planning)
Moray Simpson (Tree Officer – Planning).

The responses I have received provide guidance on the information that should be provided in a number of the chapters of the Environmental Statement. In addition Public Protection (Air Quality Officer) have advised that an additional chapter is required. The consultation responses are summarised below:

Chapter 6: Archaeology

I have received the following consultation response from the Clwyd Powys Archaeological Trust (CPAT):

*The proposed development of 500 houses is likely to have a significant adverse impact upon the setting of the Wats Dyke scheduled monument (SAM De 151) and a robust assessment of the setting impact must therefore be included. We would expect to see a set of photomontages showing views to and from the scheduled dyke along its length with unobscured views of the proposed housing and infrastructure. The methodology for assessing setting impact which is recommended by English Heritage in Seeing the History in the View**:** A Method for Assessing Heritage Significance Within Views (revised June 2012)*
should be used in this case. Although this guidance appears rather London centric it can be adapted for use anywhere where the setting of a heritage asset is threatened by development.

The developer may also wish to include the advice in the accompanying English Heritage guidance The Setting of Heritage Assets (revised June 2012)

In addition, given the large size of the development area and the potential for previously unrecorded sub-surface archaeology, we would recommend that an approriate geophysical survey of the whole development area is completed to inform the mitigation presented in the ES.

In this case Caesium-vapor magnetometry techniques are favoured with readings on a 0.25m grid.

We assume that standard desktop and walkover searches of the application area will also be undertaken.

Please also find attached the consultation response received from Cadw.

Chapter 8: Flood Risk

Please see attached the consultation response received from Natural Resources Wales.

Chapter 9: Ground Conditions

This chapter will need to cover potential contamination issues in addition to geotechnical issues. Although the Council has no records that show any significant contamination concerns at the site, there appears to be a pond on site that has been filled in. I would therefore expect a development of this size to be subject to a preliminary contamination risk assessment carried. This should identify whether the pond requires further assessment.

For further advice please contact the Council's Contaminated Land Officer Angela Guy (01978 315733 or angela.guy@wrexham.gov.uk)

Chapter 10: Ecology/Biodiversity

Please see attached the consultation response received from Natural Resources Wales.

Additional Chapter: Air Quality

One item that has not been covered is air quality. The Council's Air Quality Officer has advised me that because of the proximity of the site to the A483 some areas of the site may be exposed to poorer air quality due to vehicle emissions. In addition the proposed development has the potential to bring increased traffic to the area. An Air Quality Assessment for the road traffic pollutants Nitrogen Dioxide (NO2) and Particulate Matter (PM10) should therefore be carried out. You may wish to consult further with the Council's Air Quality Officer regarding this assessment.

I trust the above is of assistance.

Yours faithfully,

Head of Community Wellbeing and Development