

**WRG Ltd, Bryn Lane,  
Wrexham, Arboricultural  
Planning Conditions on  
Permission ISY P/2011/0769.**

**Method Statements for  
Arboricultural Works:  
Associated with Protective  
Fencing, Site Clearance, Site  
Storage and Felling Works to  
Trees.**

**Ref: 2466/DR.11**

**November 2012**

**ACS Consulting  
9 – 11 Princess Street  
Knutsford  
WA16 6BY**

## **1.0 INTRODUCTION**

**1.01** This Method Statement has been commissioned by The Waste Recycling Group Ltd in respect of works associated with Protective Fencing, Site Storage, and Felling Works to trees at Bryn Lane, Wrexham Industrial Park, Wrexham.

**1.02** The site was visited on 3<sup>rd</sup> February 2012 and was assessed in relation to the site compound, site clearance issues, tree felling and pruning, removal of scrub, tree protection measures and the location of protective fencing.

**1.03** The document is to be read in conjunction with the Tree Protection and Felling Plan 2466/TP/03.

### **Arboricultural Planning Conditions**

**1.04** The Council have placed four Arboricultural Planning Conditions on Permission ISY P/2011/0769. A copy can be found at Appendix 2

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## **2.0 BACKGROUND**

### **The Site**

- 2.01** The site is described in the application documents. In respect of trees and scrub, the site principally contains a large number of self-set material including hawthorn and oak.

### **Method Statement**

- 2.02** The document provides a methodology and timeframe for the implementation of the Method Statement.

### **3.0 METHODOLOGY**

- 3.01** Plan 2466/TP/03 is to be referred to. There will be no significant change in land contours except the removal of a large mound of earth to the south of the site. There will be the requirement for typical construction plant to access the site. An examination of the proposals and the retained trees shows no areas of conflict for construction. There will be storage, but there is adequate space with no potential conflict.

#### **Fencing - Construction Exclusion Zone**

- 3.02** The north eastern corner of the application site is separated from the land beyond by an existing concrete post and wire mesh security fence. There is a gap in the fence, this gap is to be closed by two sections of heras fence fastened to the concrete post and clamped together. This fence exceeds that required by BS 5837. A sign advising construction staff to stay out of the area is to be erected. The south western corner has existing fencing. Part of the fencing is security fencing for the sub-station, the remainder is a stump and barbed wire fence with small self-set trees growing through. This fence line will be reinforced with heras fencing. A line of heras fencing is to be erected in the environmental area to the north east of the main application site. The plan, 2466/TP/03, details its location. This will be installed before the badger sett and pond works are commenced.

#### **Demolition/Site Clearance**

- 3.03** There is no requirement for formal demolition. There is the need to clear the site of existing trees and shrubs. This will be undertaken by suitably qualified tree contractors and NOT construction personnel. Some trees are to be transplanted. These have already been identified.

### **Tree Works**

- 3.04** A number of trees and scrub require felling; suitably qualified tree contractors and NOT construction personnel will undertake the works. One mature ash, as identified, will be felled also. Trees and scrub to be felled are identified on Plan 2466/TP/03.

### **Site Offices**

- 3.05** The site offices can be located with the RPA provided that the ground remains undisturbed and the buildings are placed on suitable supports. Welfare facilities and the storage compound are to be located outside the RPA. There is no conflict with retained trees due to their location.

### **Communication**

- 3.06** The implementation of the above methods requires communication between all parties. The applicant has already engaged the services of an Ecological Clerk of Works. A meeting was held on 3<sup>rd</sup> February 2012. The arboricultural protection requirements were discussed in detail. An arboricultural supervisor shall visit the site prior to the installation of the fencing around the artificial badger sett and ponds. The results of the site visit will be communicated to the LPA.

### **Installation of 'No-Dig' Haul Routes**

- 3.07** Once the site has been cleared of scrub and trees, there is no requirement for additional measures such as 'no dig' haul routes. With regards to the badger sett and the ponds, these are to be installed away from Root Protection Areas. There is no requirement for special access roads for these features.

### **Services**

- 3.08** No services will pass through the Construction Exclusion Zone.

#### **4.0 CONCLUSIONS**

- 4.01** The details contained within this document and the attached plans adequately protect the trees at the site.

**I. R. Murat** *M.Sc., F. Arbor. A. CEnv, MIEEM*  
**Director & Registered Consultant**  
**November 2012**

|                                                                                        |                            |
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### **Main Activity/Area of Work**

The works will be within the site boundaries.

### **Drawing/Specification References**

**2466/TP/03.**

### **Barriers/Fences – all trees**

A.C.S. Consulting has marked the limits of all Root Protection Areas/Construction Exclusion Zones on **Plan No. 2466/TP/03.**

The following fencing is to be erected after the tree works have been completed and **before** any top soil stripping/demolition/hard surface removal: Heras fencing supported by a braced metal frame. The fence panels shall butt together and be fixed by two clamps. Each panel will be supported by a 45° section of scaffold tube from the top of the fence panel. The base will be fixed to two sections of 1000 mm long scaffold tube driven at least 500 mm into the ground.

### **Site Office/Storage Compound**

Site office – to be located outside the Root Protection Areas/Construction Exclusion Zones.

A flow chart at page 4 details the sequence of events.

- 1) The principal contractor is required to liaise with A.C.S. Consulting (the Arboricultural Consultant) throughout the project which include additional site visits. The critical operations requiring liaison are as follows:
  - Start and conclusion of tree works
  - Installation of fencing – all retained trees
  - Installation of fencing – badger sett and ponds Trees 559 – 564

The results of the site visits will be communicated to the LPA.

|                                                                                        |                            |
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### **Tree Felling**

- 2) Trees 565, 566, 567, 568, 569, 570 and 571 – to be felled as indicated on plan and set out on site. Stumps to be removed by grubbing out. The ecological aspects of the stumps have not been considered/assessed. Individual trees have been assessed for transplanting.
- 3) Any brush clearing required within a tree protection zone shall be accomplished with hand-operated equipment.

### **Tree Pruning**

- 4) None.

### **Tree Work General**

- 5) All works to be undertaken by a suitably qualified contractor in accordance with BS 3998 - 2010.

### **General Precautions**

- 6) Spoil from the foundation pits or other excavations shall not be placed within the Root Protection Areas/Construction Exclusion Zones. Details of site storage of demolition and building materials are to be agreed with the A.C.S. Consulting.
- 7) No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Areas/Construction Exclusion Zones.
- 8) Tree contractors and not construction personnel must perform additional tree pruning required for clearance during construction.
- 9) If injury should occur to any tree during construction, the Consultant should evaluate it as soon as possible.

|                                                                                        |                            |
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- 10) The Contractor shall report to A.C.S. that the works have been completed satisfactory. A.C.S. will be given the opportunity to inspect the works.

The contact details of A.C.S. Consulting are:

A.C.S. Consulting  
 FAO Mr Ian Murat  
 Suite 1  
 9/11 Princess Street  
 Knutsford  
 WA16 6BY

Tel No: 01565 755422  
 Email: [ian.murat@acsconsulting.co.uk](mailto:ian.murat@acsconsulting.co.uk)

A.C.S. are acting as Agent to Waste Recycling Group Ltd, Wrexham and as such cannot instruct Sub-Contractors to undertake additional work or delete work from the Contract between the Client/Principal Contractor.

|                                                                                        |                            |
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## Protection of Trees on Development Sites

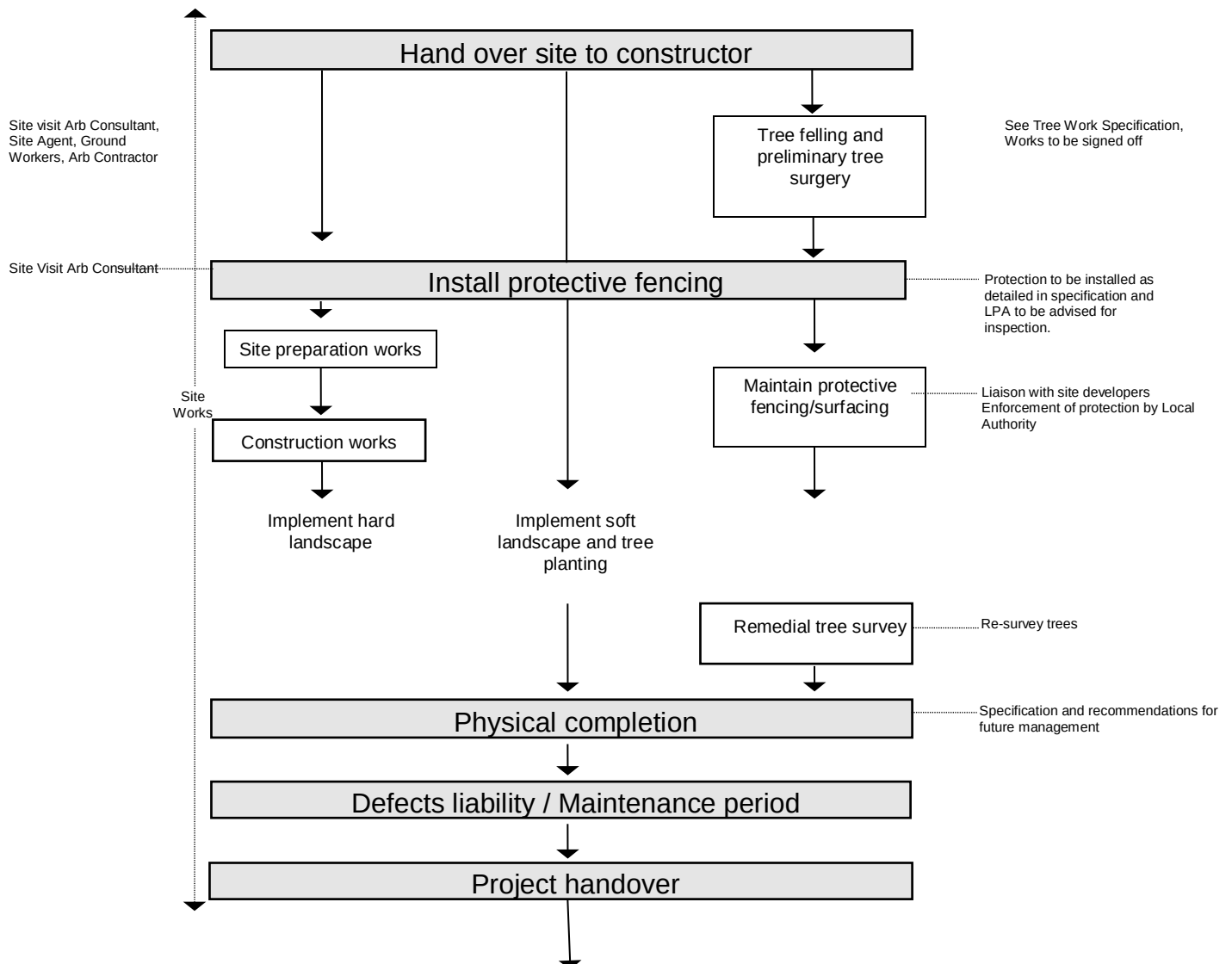
### Stage in Development

### Tree Care Process

#### **New Planting**

#### **Existing Trees**

#### **Factors for Consideration**



**Site Inspection Form – XXXX/DR.12**

|                        |                                              |
|------------------------|----------------------------------------------|
| <b>Site Address</b>    | XXXXXXXXXXXXXX                               |
| <b>Site Visit Date</b> | XXXXX                                        |
| <b>Persons Present</b> | <b>XXX</b> - Contractor<br><b>XXXX</b> - ACS |

| Tree No. | Issue | Comments      | Recommendations | Action     |
|----------|-------|---------------|-----------------|------------|
| XXXX     | XXX   | XXXXXXXXXXXXX | XXXXXX          | XXXXXXXXXX |

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Expiry Date: 08/02/2012  
Decision Notice Sent:  
Grid Reference:  
E 338799.43  
N 349920.74



|                  |                                                                                                |                                     |                 |
|------------------|------------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
| <b>Applicant</b> | WASTE RECYCLING GROUP                                                                          | <b>Code</b>                         | ISY P/2011/0769 |
| <b>Agent</b>     | STRATUS ENVIRONMENTAL<br>MR N DAVIES<br>4245 PARK APPROACH<br>THORPE PARK<br>LEEDS<br>LS15 8GB | <b>Number<br/>Date<br/>Received</b> | 20/10/2011      |
|                  |                                                                                                | <b>Decision<br/>Date</b>            | 23/01/2012      |

### Town and Country Planning Act, 1990

### Town and Country Planning (Environmental Impact Assessment) Regulations 1999

#### **Location of application**

WREXHAM RECYCLING PARK, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

#### **Description of application**

DEVELOPMENT AND OPERATION OF A MECHANICAL / BIOLOGICAL TREATMENT FACILITY INCLUDING A ROAD SWEEPINGS PROCESSING FACILITY, ANCILLARY OFFICES AND WELFARE FACILITY

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

|      |                                           |
|------|-------------------------------------------|
| E4   | Employment development within settlements |
| EC4  | Hedgerows, Trees and Woodland             |
| EC6  | Biodiversity Conservation                 |
| GDP1 | Development objectives                    |
| MW12 | Waste management                          |
| PS1  | Settlement limits                         |
| PS10 | Waste management priorities               |
| PS11 | Biodiversity                              |
| PS2  | Development and the environment           |
| PS3  | Brownfield Land                           |
| PS4  | Settlement Pattern                        |
| T8   | Parking                                   |

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**Particulars of decision that permission be GRANTED  
Subject to the following:-**

**Condition(s)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
3. Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] overall 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) in accordance with the requirements of BREEAM 2011. The development shall be carried out entirely in accordance with the approved assessment and certification.
4. Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions (or subsequent equivalent quality assured scheme) has been achieved for that individual building in accordance with the requirements of BREEAM 2011.
5. Prior to the occupation of the individual building hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' standard and the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO2 Emissions' (or subsequent equivalent quality assured scheme) has been achieved for that building in accordance with the requirements of BREEAM 2011.
6. No occupation of the development shall take place until the vehicular parking and turning areas as detailed on approved plan (Drawing no. WR7042/19/09 Rev 0 - Dated 15/08/2011) have been fully laid out, surfaced and drained. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.
7. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and

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location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

8. The tree protection fencing and ground protection measures approved in connection with condition no. 7 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

9. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2005;

2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;

3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

6) Method for protecting retained trees during demolition works;

7) Details of all proposed tree works, including felling and pruning; and

8) Details of transplanting / relocation of trees on site.

10. The following activities should not be carried out under any circumstances:

1) No fires should be lit within 10 metres of the nearest point of the canopy of any retained tree;

2) No works, including earth works and the bringing onto site of machinery or materials shall proceed until the approved tree protection measures are put in place, with the exception of the approved tree works;

3) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree; and

4) No mixing of cement or use of other materials or substances shall take place within tree root protection areas or tree construction exclusion zones, or close enough to these that seepage or displacement of those materials or substances could cause them to enter tree root protection areas or tree

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construction exclusion zones.

5) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

11. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.

12. The landscaping scheme submitted and approved in connection with condition no. 11 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

13. The landscaping scheme submitted and approved in connection with condition no. 11 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

14. No part of the development shall commence until a Landscaping Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be managed and maintained in strict accordance with these details as are approved.

15. The mitigation / compensation / reasonable avoidance measures as detailed in Section 10.6 of the Environmental Statement Volume I (reference WR7042/4/ES dated October 2011) and identified within the Ecological Impact Assessment (Marches Ecology - ref C170/EcIA/Final dated September 2011) as approved, and as identified within the Ecological Mitigation Method Statement (Marches Ecology - ref C170/Status/MS dated December 2011) shall be implemented to an agreed timescale and shall continue for the duration of the development.

16. Unless otherwise agreed in writing by the Local Planning Authority, the management of the ecological mitigation area as detailed in the approved Ecological Management Plan (Marches Ecology - ref C170/EMP dated December 2011) shall be undertaken for the duration of the development.

17. Unless with the prior approval in writing of the Local Planning Authority the hours of working at the site shall be restricted to:

1) The Biological Treatment process will operate 24 hours a day 7 days a week; and

2) The delivery, mechanical treatment and materials collection elements of the operation and the export of processed materials shall only occur during the following operating hours:

- 0730 hours to 1800 hours (Monday to Saturday)

- 1000 hours to 1600 hours (Sundays and Bank Holidays)

Unless agreed in writing with the Local Planning Authority no working shall

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take place outside of the above hours except for the essential repair and maintenance of mobile and fixed plant. Such work shall only take place within the buildings.

18. During the construction phase all works, ancillary operations and the use of plant and machinery which are audible at the site boundary shall be carried out only between 07:30 hours to 18:00 hours Monday to Friday, between 08:00 hours to 14:00 hours on Saturdays and at no time on Sundays and Bank Holidays.

19. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at the nearest noise sensitive premises. Measurements and assessment shall be made in accordance with BS4142: 1990 "Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas".

20. Details of the operational noise level of any new item of mobile plant and types of audible reversing warning device or a SMART audible reversing warning device (a device that automatically adjusts its noise emission levels in accordance with background levels) shall be submitted for the written approval of the Local Planning Authority. Following receipt of the approval in writing of the Local Planning Authority, the audible reversing device shall be operated in accordance with the approved details throughout the period of the development, unless otherwise agreed in writing with the Local Planning Authority. This shall not prejudice any health & safety requirements.

21. No development shall commence until a scheme for the automated closure of doors to the Mechanical and Biological Treatment facilities has been submitted to and approved in writing by the approval of the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the facility and shall continue for the duration of its operation.

22. The dust mitigation measures as detailed in paragraph 11.6.3 of the Environmental Statement Volume 1 (Reference WR7042, dated October 2011) shall be fully implemented for the entire duration of the construction phase.

23. No development shall commence until a detailed Remediation Strategy and Verification Plan in relation to identified contamination has been submitted to and approved in writing by the Local Planning Authority. Should any unforeseen contamination be encountered during the development, the Council shall be informed immediately. Any further investigation, remedial, or protective works shall be carried out to agreed timescales and approved by the Council in writing. A Verification Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the Council following the completion of the works.

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24. No development shall commence until a scheme for the monitoring of PCB's in the sediments and controlled waters of the ditch, where it is adjacent to or within the boundary of the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the sampling of the ditch prior to the start of development, throughout the construction period and followed by quarterly monitoring of the water quality of the drainage ditch for two years following the first use of the development hereby approved. Unless otherwise agreed with the Local Planning Authority in writing, the scheme shall include the following:

1. Rationale for design of monitoring programme;
2. Monitoring programme (sampling locations, frequency, determinants, limits of detection, reporting schedule);
3. Assessment Criteria; and
4. An Action Plan to be implemented in response to assessment criteria breaches.

The scheme and any actions subsequently proposed in accordance with 4 above shall be submitted to the Local Planning Authority for their approval in writing and once approved implemented to an agreed timescale.

25. No development shall commence until a scheme for monitoring the accumulation of contamination (such as PCB's and metals) in the sediment in the attenuation ponds has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the sampling of the attenuation ponds prior to the start of development, throughout the construction period and followed by quarterly monitoring of the water quality of the attenuation ponds for two years following the first use of the development hereby approved. Unless otherwise agreed with the Local Planning Authority in writing, the scheme shall include the following:

1. Rationale for design of monitoring programme;
2. Monitoring programme (sampling locations, frequency, determinants, limits of detection, reporting schedule);
3. Assessment Criteria; and
4. An Action Plan to be implemented in response to assessment criteria breaches.

The scheme and any actions subsequently proposed in accordance with 4 above shall be submitted to the Local Planning Authority for their approval in writing and once approved implemented to an agreed timescale.

26. No development shall commence until a scheme for the provision and implementation of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented before the construction of any impermeable surfaces draining to this system unless otherwise agreed in writing by the Local Planning Authority. Surface water discharged from new impermeable surfaces must be limited to equivalent Greenfield rate for the site.

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27. Unless otherwise agreed in writing with the local planning authority, no storage shall take place in the open on any part of the site except in the building(s) or bulking bays.

28. No development shall commence until details of any external lighting or illumination of any part of the site has been submitted to and approved in writing by the Local Planning Authority. No such lighting shall be carried out other than in full accordance with the approved details or otherwise agreed in writing by the local planning authority.

29. All loaded HGVs entering and leaving (apart from when carrying 'bales') the site shall have their loads trimmed and sheeted so as to prevent spillage.

#### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To comply with the requirements for sustainable buildings published by the Welsh Government (Planning Policy Wales February 2011 4.11.4)
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6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
7. To ensure that the retained trees are adequately protected during development in the interests of amenity.
8. To ensure that the retained trees are adequately protected during development in the interests of amenity.
9. To ensure the work is carried out to accepted arboricultural practices for the long term well being of the tree(s).
10. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
14. To ensure landscape features are properly considered and protected.
15. To protect named species, habitats and biodiversity which would

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otherwise be damaged or lost by the development hereby permitted.

16. To protect named species, habitats and biodiversity which would otherwise be damaged or lost by the development hereby permitted.

17. To ensure that the facility is not used at a time, which would be likely to cause nuisance or disturbance to nearby occupiers.

18. To ensure that the construction work is not undertaken at a time, which would be likely to cause nuisance or disturbance to nearby occupiers.

19. In order to protect the amenity of local residents and in accordance with good planning practice.

20. In order to protect the amenity of local residents and in accordance with good planning practice.

21. To protect the amenity of nearby occupiers.

22. In order to protect the amenity of local residents and in accordance with good planning practice.

23. In the interests of public safety and to ensure that the proposed development will not cause pollution of controlled waters.

24. To ensure no detrimental impact upon controlled waters at the site.

25. To ensure no detrimental impact upon controlled waters at the site.

26. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

27. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

28. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

29. In order to protect highway safety and minimise litter.

#### **Note(s) to applicant**

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as "conditions precedent". You should be aware that it is important that you comply with any "conditions precedent". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and those approved under the Building

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Regulations is resolved prior to commencement of development, by formal submission of amended plans.

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

You should check carefully that the levels agreed as part of this permission are complied with. Any divergence from these levels is likely to invalidate your permission and could result in enforcement action which could require demolition of the building(s). You are advised that the development of waste operation will require an environmental permit from Environment Agency Wales under the Environmental Permitting (England and Wales) regulations 2010.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:- means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

Many trees contain wildlife such as bats and nesting birds that are protected by law. The consent / permission given by this notice does not override the protection afforded to these species and their habitats. The applicant is advised to take steps to ensure that the all works do not cause harm to any protected species, and it would be advisable to contact the Countryside Council for Wales on 01352 752346 prior to carrying out the work.

Should the site contain any protected species under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the EC Habitats and Species Directive 1992 (as implemented in Great Britain by the Conservation (Natural Habitats & c.) Regulations 1994), development can only proceed after an appropriate licence has been issued by the Welsh Assembly Government (WAG).

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

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- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past,

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current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

If a connection is required to the public sewerage system you are advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 01443 331155.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

You are advised that the Council has the option to control construction site noise by means of a Control of Pollution Act 1974, Section 60, Notice, where deemed necessary. The applicant is advised to contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

You are advised to seek guidance on risks to controlled waters from contamination at the site, following the requirements of Planning Policy Wales and the Environment Agency. The applicant can find guidance on our website under Guiding Principles for Land Contamination.

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Asbestos must not be buried on site. Asbestos should be disposed off site at a licensed facility.

Any contaminated dredging should be disposed of at an appropriate waste management facility.

Due to the potential for contamination issues as a result of historical use (manufacture of explosives) of the land covering the majority of the Wrexham Industrial Estate, should any made ground be identified during the works it would be prudent to investigate the potential for such contamination and inform the Councils Contaminated Land Officer immediately. The applicant is advised to contact the Council's Environmental Protection section on 01978 315735 for further guidance.

With regards to the ecological issues you are advised to contact the Council's Ecology Officer on 01978 292517.

With regards to the landscape issues you are advised to contact the Council's Landscape Officer on 01978 292478.

With regards to the arboricultural issues you are advised to contact the Council's Arboricultural Officer on 01978 292529.

If you require further information regarding the issue of Contaminated Land you are advised to contact the Council's Environmental Protection Team on 01978 315735.

If controlled wastes are to be utilised for construction purposes the developer must register the activity with the Environment Agency. The Duty of Care Regulations applies to all movements of controlled waste. Carriers transporting waste from the site must be registered waste carriers. The importation of any waste materials for use for the proposed development shall be in full consultation and agreement with the Agency prior to the commencement of works.

Prior to being discharged into any watercourse or surface water sewer, all surface water drainage from parking areas and hardstanding shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.

You are advised that compliance with condition no. 22 does not provide an exemption from the statutory nuisance provisions of the Environmental Protection Act 1990. Under the Act dust from any type of activity can be

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judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that the dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

**Officer Appointed for this purpose**  
**Refer to the Statement of Applicant's Rights and General Information Enclosed**

**Head of Community Well-being and Development, Lambpit Street, Wrexham,  
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