

29/03/2019

Er sylw: Philip Forster

Annwyl/ Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990

DEDDF CYNLLUNIO GWLAD A THREF 1990

**BWRIAD / PROPOSAL:**  
**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, UP TO 112  
DWELLINGS TOGETHER WITH VEHICULAR / PEDESTRIAN ACCESS FROM  
GATEWEN ROAD, OPEN SPACE, LANDSCAPING, SUSTAINABLE DRAINAGE AND  
OTHER RELATED INFRASTRUCTURE**  
**LLEOLIAD / LOCATION:**  
**LAND NORTH OF GATEWEN ROAD NEW BROUGHTON WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 20/03/2019.

NRW has no objection to the proposal. However, we would provide the following advice:

**Protected Species**

We consider the submitted supplementary ecological report (reference Mudd, P. (2018). Ecological appraisal and Protected Species Report: Gatewen Road, Wrexham Glyndwr University) satisfactorily addresses outstanding issues in respect of bats. In our view the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of bat.

**Flood Risk**

The application site lies entirely within zone A, as defined by the development advice map (dam) referred to under TAN 15 Development and Flood Risk (July 2004).

As your Authority are the Lead Local Flood Authority (LLFA) for this area we recommend you consult with your own drainage engineers in respect to any surface water drainage scheme. The following link provides useful guidance;

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/surface\\_water.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/surface_water.htm)

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). 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.

## Advice to Applicant

### Pollution Prevention

Please refer to PPG6, working at construction and demolition sites:

<https://www.sepa.org.uk/media/60125/ppg-6-working-at-construction-and-demolition-sites.pdf>

Any work which is to take place should be done so with pollution prevention in mind. Pollution prevention advice and guidance can be found via this link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Should any pollution occur during the operational phase, Natural Resources Wales should be notified via the incident hotline – 03000 65 3000.

### Waste Regulation

Waste produced during the construction phase of your development must be dealt with appropriately, and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provided information on how to classify waste and register as a waste carrier or hazardous waste producer:

<http://naturalresources.wales/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

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.

### **Surface Water Drainage**

We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. In particular the developer should be aware of the advice under Position Statement G13 (Sustainable drainage systems) which applies to this development.

Yn gywir / Yours sincerely,

*Daniel Davies*

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales