

31. Cranes and jibbed machines used in connection with the works must be so positioned that the jib or any suspended load does not swing over railway property or within 3 metres of the nearest rail if the boundary is closer than 3 metres. All cranes, machinery and constructional plant must be so positioned and used to prevent the accidental entry onto railway property of such plant, or loads attached thereto, in the event of failure.
32. There shall be no interference with any drain or watercourse belonging to Network Rail and no interference to any existing drainage rights enjoyed by Network Rail.

APPENDIX 3

ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY

1 Introduction
This chapter forms the summary of the Environmental Statement (ES) which addresses any likely significant environmental effects of the proposal. The ES is submitted to accompany a planning application for reclamation of this site on behalf of Bersham Glenside Limited. The proposed site, the former Bersham Bank Colliery Tip, is located at National Grid Reference SJ 313 481, to the south of the village of Rhosyllten and some 2 km south west of Wrexham Town Centre. The site consists of an abandoned colliery waste heap comprising a raised tip area that lies at a topographically higher level than the surrounding ground (155m AOD at the central plateau). Granular materials predominate in the raised area and largely comprise burnt and un-burnt colliery spoil, red shale and black shale respectively.
2 Site Description
The site extends to approximately 13 hectares and the spoil tip itself is estimated to contain approximately 6 million tonnes of material. It is considered that this contains approximately 60% un-burnt black shale and gravel size coal and 40% well-burnt red shale, together with a small quantity of oversized rock from the headings. The former colliery tip forms a low but prominent, flat topped gill with views across to Raddon Mountains (west), the Cheshire Plain (east) and Eriding. It is bound to the north by commercial and industrial property and then the village of Rhosyllten. The site is separated from the commercial/industrial land by the Glan-yr-aon Brook. To the immediate west is the main A483(T) road from Oswestry to Wrexham and the north west. The southern boundary is the main railway line and to the east lies the commercial and industrial units of the Bersham Enterprise Centre. The Colliery was closed in 1986 and the site has undergone some man made and sparse natural regeneration and includes the following habitats: boundary areas of woodland, scrub, grassland and a arable and pasture with hedgerows.
3 The Proposals
The proposed reclamation works have been designed to clear the site of 'contaminated' colliery spoil and waste material. In general terms, the reclamation works involve the following:
• Excavation of the existing materials to a reduced level of 100m AOD;
• Re-distribution of materials generated during excavation and disposal works;
• Construction of a rail freight siding;
• Highway improvements;
• Disposal from site by rail freight;
• Disposal from site by 8 wheeled tippers;
• Disposal from site by articulated lorries;
• The enhancement and development of the Bersham Colliery Museum, and
• Landscaping for Amenity and Recreational uses including a comprehensive Planting and Habitat Creation Strategy.

4 Planning Policy
The reclamation of the Bersham Bank Colliery Spoil Tip is in accordance with the development plan, particularly UDP Policy EC16, Chapter 3 of this statement includes current detailed proposals of the proposed site in a west to east direction, as illustrated in the Phasing Reclamation Plans, to maintain a significant buffer of existing material between the working plant and the community. It is anticipated that the overall timescale for removing the spoil will be 7-9 years.
5 Landscape and Visual Issues
The colliery spoil tip is a prominent local landmark with a distinctive flat topped ridge and steep angular side slopes; sparse natural regeneration has taken place across part of the site dominated by birch scrub with some areas of grassland. The Glan-yr-aon Brook runs along the northern boundary. The proposed site is located between the edge of the urban area and open mature vegetation along parts of the Brook. The overall effect of the proposals on the landscape resources would be beneficial. In a regional Landscape Character study, LANDMAP, Bersham Colliery Tip falls into the Rural/Urban Rhosyllten/Rhosyllen character area and is considered to have a high landscape value.

diverse species habitation.
Detailed proposals included within the proposed landscaping master plan and rationale will provide for a corridor that combines the creation of a bund with suitable native tree and shrub planting. Further, the include enhancement to the existing wildlife corridor on the western boundary by providing a buffer all existing and many new species to the land. The mitigation proposals associated with the proposals the short term loss of habitats during reclamation works, but also create more varied ranging habitats for However, the creation of more varied habitats within the landscaping proposals will not only mitigate appropriate mitigation measures.
potential nesting sites. The loss of riparian habitats could arise without the implementation of roots will be lost to the proposals, the breeding birds will, in the short term, lose foraging areas and associated vegetation would also temporarily effect foraging areas for three bat species. Although no that includes the locally scarce species. In terms of protected species the removal of the tip and area, impacting a range of habitat and plant species including the temporary loss of scrub woodland. The potential impacts of the reclamation works result in a short term reduction in the size of the habitat from the site.
The site does not contain any statutorily protected sites; there are also no sites identified as of either impact on this site. No impact is predicted for the nearest SSSI, Stryt A'r Harod, due to the distance Pentrebychan Crematorium, noted for semi-improved neutral grassland, however there is no predicted county or local importance. The nearest site of county importance value for nature conservation is the conservation in the area.
Further information was obtained through consultation with relevant bodies involved in nature presence of protected, notable or Biodiversity Action Plan species such as badgers, bats and reptiles. general observations were made of any faunal use of the site with specific attention paid to potential ascertain the general ecological value of these habitats, survey work was carried out during which and to consider the likely significant effects of reclamation work at Bersham Colliery Tip. In order An ecological assessment has been undertaken to identify the current ecological baseline of the site
6 Ecology and Nature Conservation
The detailed landscape proposals.

However, the effects on visual amenity and landscape resources would be mitigated and enhanced by the detailed landscape proposals.
The assessment found that the most significant effect of the proposals is on the regional landscape character. The effect of the tip is to give a clear indication of the industrial past of the area. This effect would not be mitigated since the key contribution of the tip to that character is the size of its landform. possible and visual effects would be enhanced by the proposed landscaping scheme.
The regional effect of the loss of the spoil heap and its connection with the industrial past, retained colliery structures, and regional landscape character, remains moderate adverse. The effects on visual amenity would be mitigated by the phasing of the works to retain on site vegetation for as long as possible and visual effects would be enhanced by the proposed landscaping scheme.
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Mitigation measures to introduce enhanced landscape planting and habitat creation during and upon completion of the reclamation proposals would potentially have an overall beneficial effect on landscape resources on the site. The reclamation of the site, and the restoration of pastoral views within an enhanced landscape and habitat creation strategy, is in keeping with the local landscape character.
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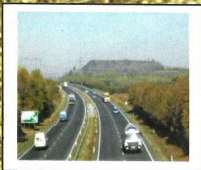
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The reclamation and removal of the Tip would have potential visual effects on the following receptors:
• Residents of Rhosyllten living immediately adjacent to the north face of the Tip site;
• Users of adjacent commercial premises;
• Travellers on the A438 and railway;
• Views from wider landscape and townscapes including residential areas, Public Rights of Way;
• The setting of the Bersham Colliery Listed Building and SAM;
• The setting of Harod y Bwch Hall (listed building);
• The Special Landscape Area and Green Barrier.
The loss of the Tip would result in a moderate adverse effect on landscape character. By its very size the colliery tip is visible from many locations within the local area and its shape makes it more notable. It is part of the overall scene, its shape is a reminder of its history but its deleterious nature and poor immediate landscape context are negative factors in close range views. The overall effect on visual amenity would be moderate adverse but would be mitigated by the proposals included within the landscape master plan.

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Bersham Bank Colliery Waste Tip, Rhosyllten, Wrexham

