



CYNGOR  
**Sir Ddinbych**  
**Denbighshire**  
COUNTY COUNCIL

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Heading:

REFERENCE NO. 40/2012/0755/PF  
Glan Clwyd Hospital  
Rhuddlan Road, Bodelwyddan

16



Application Site

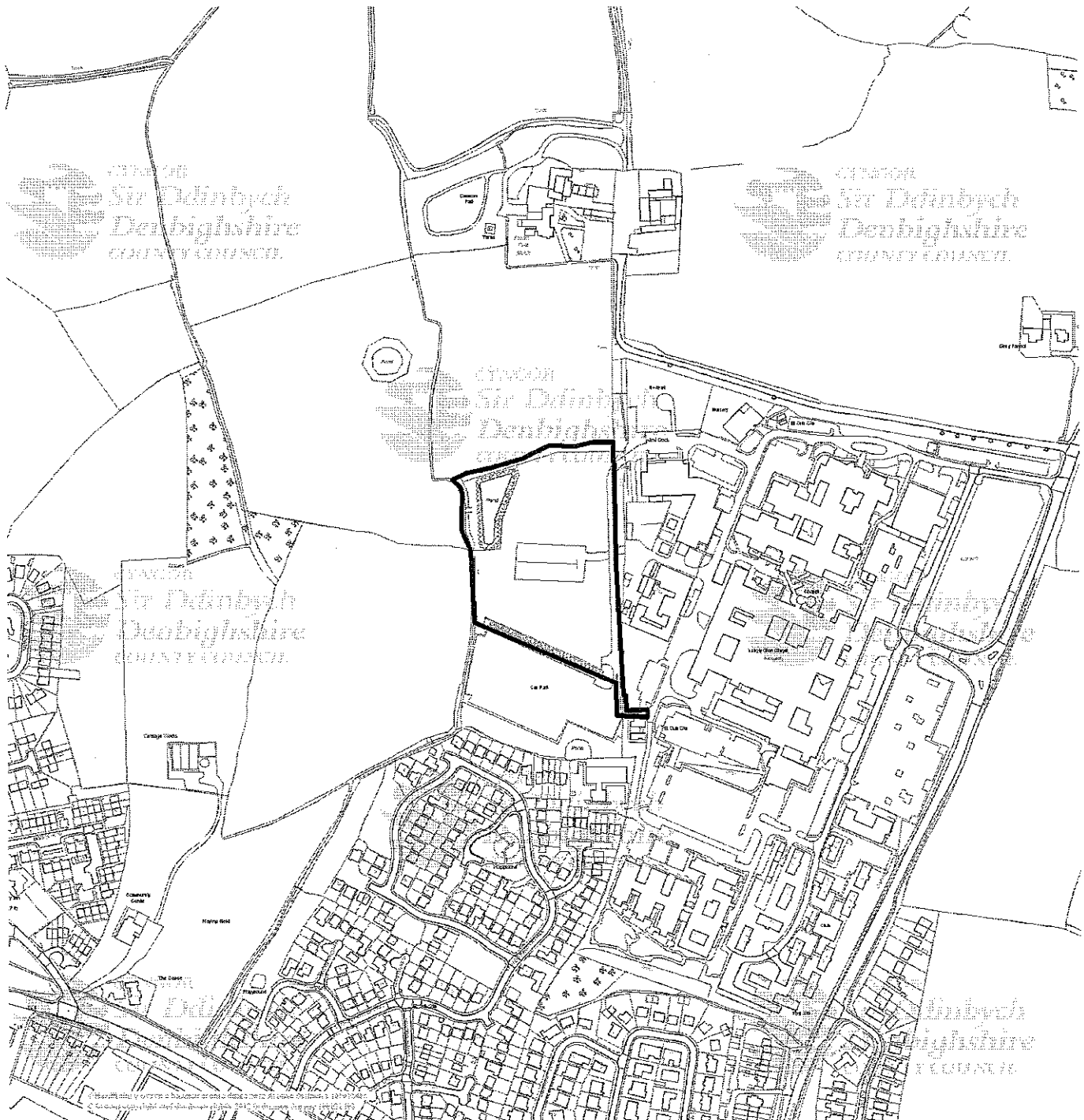


Date 22/8/2012

Scale 1/5000

Centre = 300087 E 376099 N

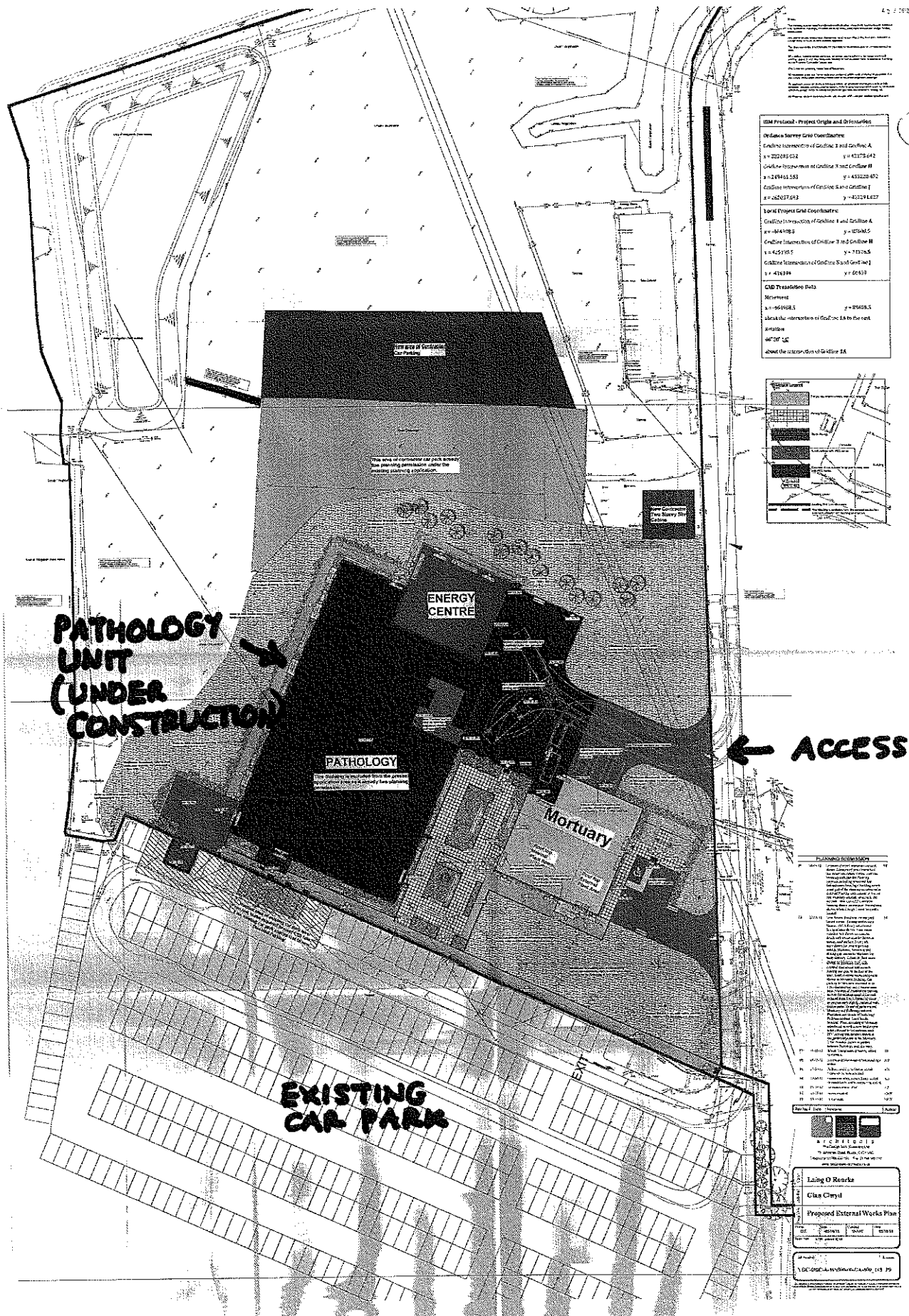
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi  
© Hawlfraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

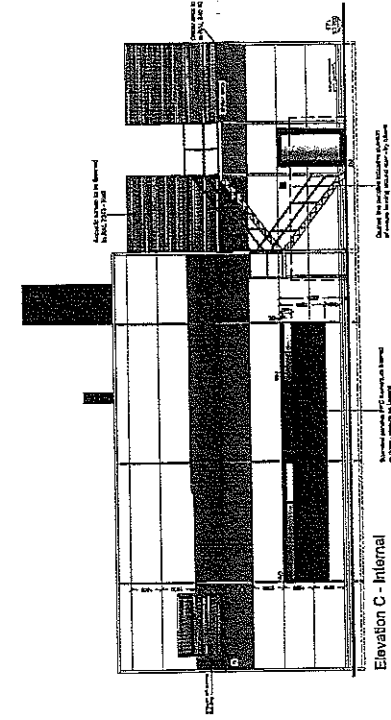
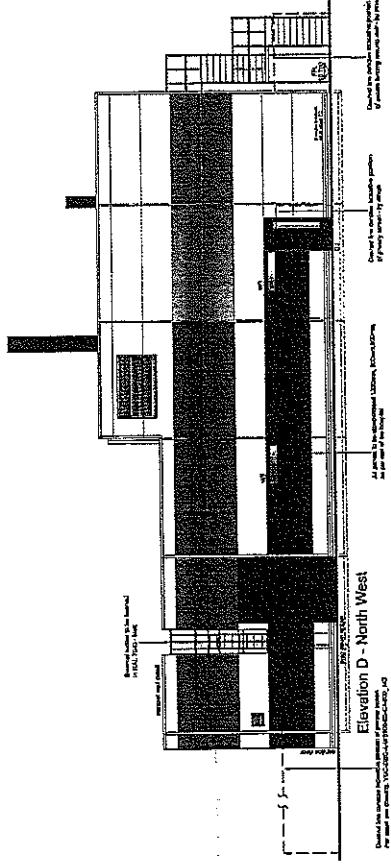
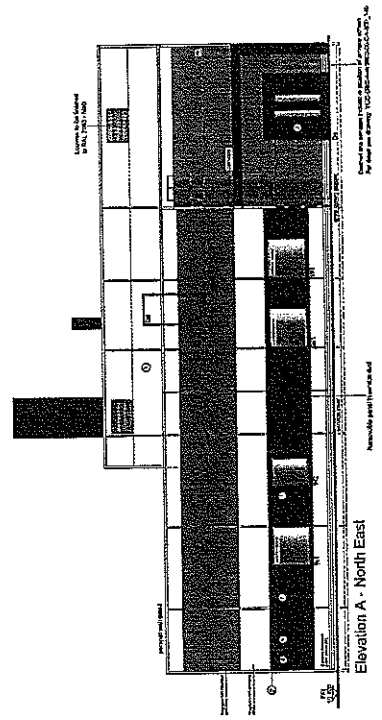
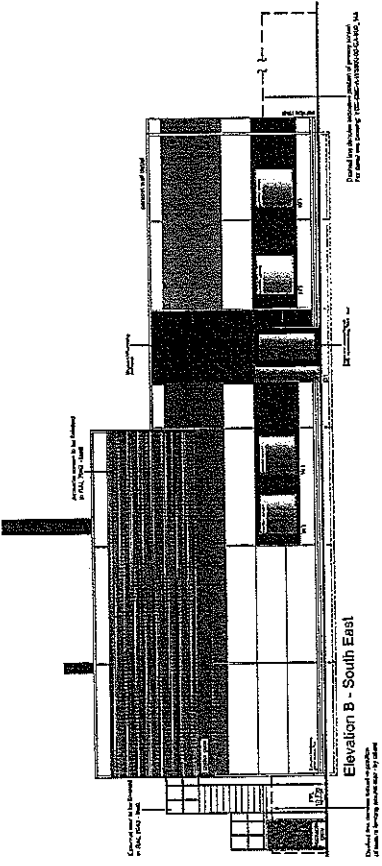
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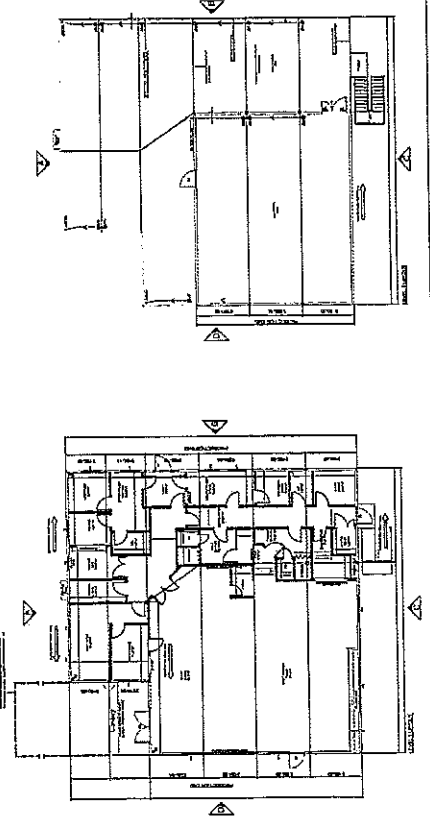
# MORTUARY BUILDING

40 / 2012 / 0755 / P

13 JUN 2022  
Dated



- Cladding legend colours:**
- ① Kingspan MR panel - White
  - ② Window sills - Dark grey RAL 7043
  - ③ Window sills - Aluminium RAL 7016
- External cladding:**
- Cladding to Kingspan Microbit MR colour coat steel panels. Colour is XL Feta Syntherpy.
  - White RAL 9003
  - Gut Grey RAL 7043
  - Aluminium RAL 7016
- Windows & doors / frames - Aluminium RAL 7016:**
- ④ Glass - Dark Grey RAL 7043
  - ⑤ Glass - Green RAL 6018
  - ⑥ Glass - Orange RAL 2000
  - ⑦ Glass - Turquoise RAL 5018
- Specialist panels - Aluminium RAL 7016:**
- ⑧ Glass - Dark Grey RAL 7043
  - ⑨ Glass - Green RAL 6018
  - ⑩ Glass - Orange RAL 2000
  - ⑪ Glass - Turquoise RAL 5018

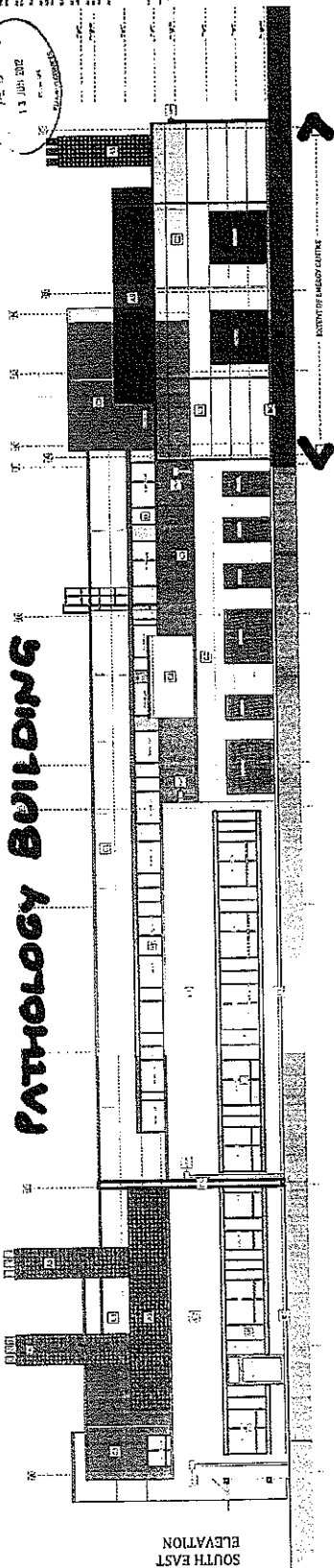


FOR APPROVAL

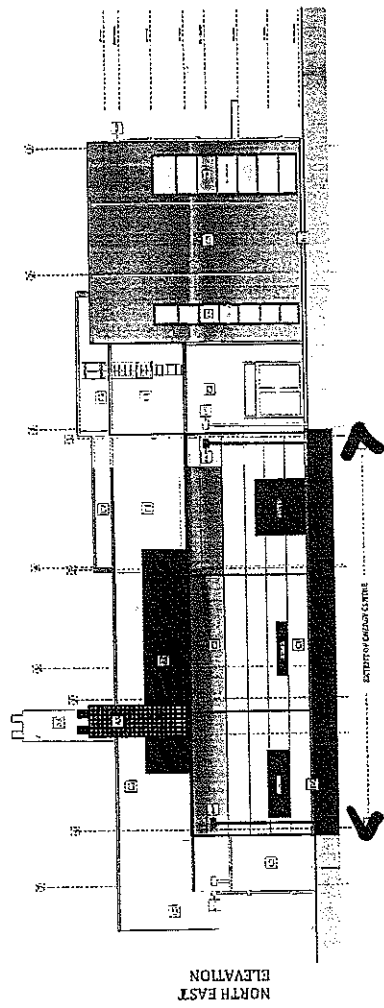
1	Project Name	Mortuary Building
2	Client	Health Services
3	Location	11-13 Old Road, Dublin 15
4	Architect	McCarthy Building Services
5	Engineer	McCarthy Building Services
6	Contractor	McCarthy Building Services
7	Project Manager	McCarthy Building Services
8	Project Engineer	McCarthy Building Services
9	Project Architect	McCarthy Building Services
10	Project Engineer	McCarthy Building Services
11	Project Architect	McCarthy Building Services
12	Project Engineer	McCarthy Building Services
13	Project Architect	McCarthy Building Services
14	Project Engineer	McCarthy Building Services
15	Project Architect	McCarthy Building Services
16	Project Engineer	McCarthy Building Services
17	Project Architect	McCarthy Building Services
18	Project Engineer	McCarthy Building Services
19	Project Architect	McCarthy Building Services
20	Project Engineer	McCarthy Building Services

# ENERGY CENTRE BUILDING

## PATHOLOGY BUILDING

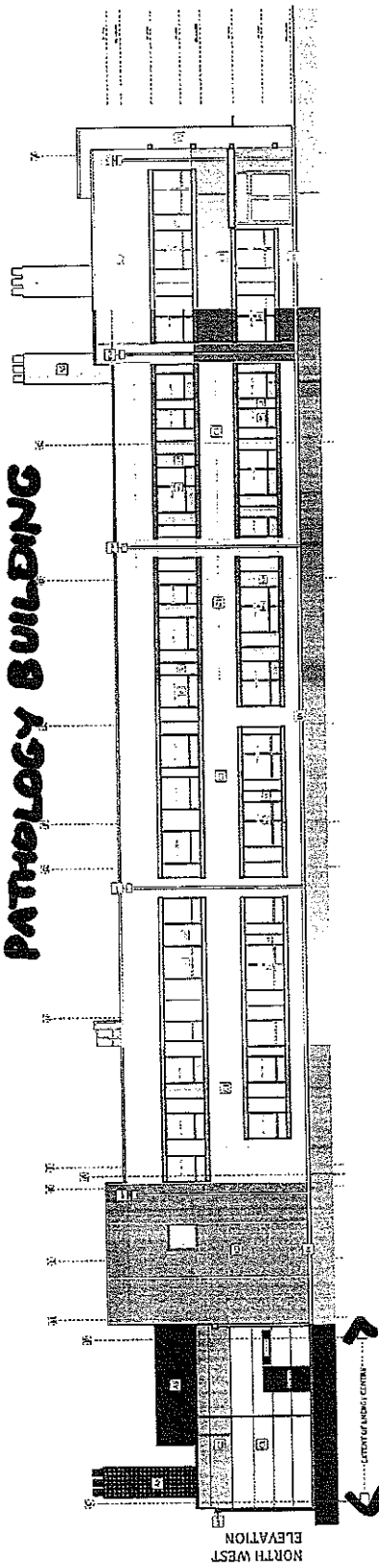


SOUTH EAST ELEVATION



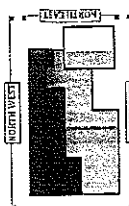
NORTH EAST ELEVATION

## PATHOLOGY BUILDING



NORTH WEST ELEVATION

- C1: GLASS TYPE 1 - 100% GLASS
- C2: GLASS TYPE 2 - 100% GLASS
- C3: GLASS TYPE 3 - 100% GLASS
- C4: GLASS TYPE 4 - 100% GLASS
- C5: GLASS TYPE 5 - 100% GLASS
- BC: GLASS TYPE 6 - 100% GLASS
- W1: GLASS TYPE 7 - 100% GLASS
- SP: GLASS TYPE 8 - 100% GLASS
- CV: GLASS TYPE 9 - 100% GLASS
- L1: GLASS TYPE 10 - 100% GLASS
- AS: GLASS TYPE 11 - 100% GLASS
- RM: GLASS TYPE 12 - 100% GLASS



NO.	SYMBOL	DESCRIPTION	UNIT
1	100%	GLASS TYPE 1 - 100% GLASS	100%
2	100%	GLASS TYPE 2 - 100% GLASS	100%
3	100%	GLASS TYPE 3 - 100% GLASS	100%
4	100%	GLASS TYPE 4 - 100% GLASS	100%
5	100%	GLASS TYPE 5 - 100% GLASS	100%
6	100%	GLASS TYPE 6 - 100% GLASS	100%
7	100%	GLASS TYPE 7 - 100% GLASS	100%
8	100%	GLASS TYPE 8 - 100% GLASS	100%
9	100%	GLASS TYPE 9 - 100% GLASS	100%
10	100%	GLASS TYPE 10 - 100% GLASS	100%
11	100%	GLASS TYPE 11 - 100% GLASS	100%
12	100%	GLASS TYPE 12 - 100% GLASS	100%



100% GLASS TYPE 1 - 100% GLASS

100% GLASS TYPE 2 - 100% GLASS

100% GLASS TYPE 3 - 100% GLASS

100% GLASS TYPE 4 - 100% GLASS

100% GLASS TYPE 5 - 100% GLASS

100% GLASS TYPE 6 - 100% GLASS

100% GLASS TYPE 7 - 100% GLASS

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100% GLASS TYPE 9 - 100% GLASS

100% GLASS TYPE 10 - 100% GLASS

100% GLASS TYPE 11 - 100% GLASS

100% GLASS TYPE 12 - 100% GLASS



IXW

**ITEM NO:** 16

**WARD NO:** Bodelwyddan

**APPLICATION NO:** 40/2012/0755/ PF

**PROPOSAL:** Amended details of proposed Mortuary and Energy Centre buildings previously granted consent under Code No. 40/2011/1157/PF, with associated revisions to access, service yard, landscaping and retention of contractors' site cabins and car parking

**LOCATION:** Glan Clwyd Hospital Rhuddlan Road Bodelwyddan Rhyl

**APPLICANT:** Betsi Cadwaladr University Health Board Andrew Williams

**CONSTRAINTS:** Groundwater Vulnerability 2 ☐ Main River ☐

**PUBLICITY** Site Notice - Yes

**UNDERTAKEN:** Press Notice - Yes  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

- Request by local member

**CONSULTATION RESPONSES:**

BODELWYDDAN TOWN COUNCIL

No response at time of drafting report

WELSH WATER / DWR CYMRU

No response at time of drafting report

ENVIRONMENT AGENCY WALES

No response at time of drafting report

COUNTRYSIDE COUNCIL FOR WALES

No objections in principle. Ecological mitigation would be necessary in the event that protected species are discovered during construction.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HEAD OF HIGHWAYS & INFRASTRUCTURE

No objections

BIODIVERSITY OFFICER

No objections. Proposals are similar to previous application, and details of ecological mitigation and enhancement in relation to that scheme have been approved.

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 07/08/2012**

## REASONS FOR DELAY IN DECISION (where applicable):

- Awaiting determination by Committee

## PLANNING ASSESSMENT:

### 1. THE PROPOSAL:

#### 1.1 Summary of proposals

- 1.1.1 The application seeks approval of amendments to a permission granted at Planning Committee in November 2011 for developments on the west side of the Glan Clwyd Hospital complex.
- 1.1.2 The existing permission permits the erection of buildings providing pathology, mortuary, bulk stores and energy centre facilities. Works have commenced on the pathology building.
- 1.1.3 The accompanying documents explain that since the grant of the 2011 permission, a reassessment of the proposals for the hospital complex has revealed an opportunity for the bulk stores to be sited within the existing complex. Consequently the bulk storage facility approved adjoining the pathology building is no longer required, and the detailing of the remainder of the scheme has been revised.
- 1.1.4 The application therefore involves:-
- the relocation of a 284 sq metre single storey energy centre building, which would adjoin the pathology building (rather than the bulk stores building);
  - the erection of a freestanding, single storey mortuary building (584 m<sup>2</sup> floorspace)
  - the deletion of the bulk storage building
  - associated amendments to the access and servicing arrangements
- The pathology building does not form part of the application as its detailing remains unchanged from that granted permission in 2011.
- 1.1.5 The supporting documents include a Design and Access Statement, Acoustic report, Ecological and Archaeological information, flood risk information, waste management and Travel Plans. The planning statement draws attention to the existing permission and emphasises the principle of the development is established; and that the proposals actually involve a reduced overall building footprint and opportunity for enhanced planting/screening. The proposals are part of the phased redevelopment of the hospital and consolidate existing facilities in the complex.
- 1.1.6 The site plan at the front of the report shows the relationship between the proposed buildings, and the location of the circulation routes and car park areas.
- 1.1.7 The proposals do not involve any long term increase in staff numbers. Opening hours of the mortuary are indicated as 0800 – 1700 Monday to Friday.

#### 1.2 Description of site and surroundings

- 1.2.1 The site is a relatively gently sloping area of former agricultural land immediately to the west of the hospital complex. There is an existing 33kv overhead line running south east – north west across part of the site but this is not affected by the proposals.



- 1.2.2 The site contains the contractor's temporary site huts and an associated parking area, and a 'balancing' pond in the north west corner which relates to the surface water drainage system for a 350 space car park area abutting the southern boundary of the site.
- 1.2.3 The substantial existing hospital complex borders the eastern boundary of the site. The main buildings are up to 5 storey in height but drop down to 2 or single storey towards the site boundaries. Land to the west and north is in agricultural use, and to the south of the existing large car park is the recently developed Ffordd Parc Castell housing development (the boundary of which is approximately 70 metres from the nearest boundary of the application site).

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The application site lies within the development boundary for Bodelwyddan, and an area safeguarded in the Unitary Development Plan for the possible expansion of Glan Clwyd Hospital, and is subject to Policy CF2 of the plan. The text to the policy explains that the land has been safeguarded to provide for any possible future requirements arising from the Hospital Trust, and in particular built environment rather than operational requirements such as car parking.

#### 1.4 Relevant planning history

- 1.4.1 The main permission for the pathology, mortuary, bulk stores and energy centre building was granted in November 2011, subject to conditions. Details relating to the relevant pre-commencement conditions have been submitted and approved, and the development of the pathology building has commenced.
- 1.4.2 The department's records show no previous history specific to the site proposed for this development. The land immediately to the south has been the subject of an application for a staff car park, granted permission in early 2009. This involved the creation of a surface water balancing pond in the north west corner of the site.
- 1.4.3 There has been a long history of applications relating to the main hospital itself, involving a range of extensions providing specialist facilities, office and servicing accommodation.

#### 1.5 Developments/changes since the original submission

- 1.5.1 None.

#### 1.6 Other relevant background information

- 1.6.1 None.

## **2. DETAILS OF PLANNING HISTORY:**

### **2.1 40/2011/1157/PF**

Erection of new pathology and bulk stores building, mortuary, energy centre, and associated accesses, parking, service yards, landscaping, and drainage arrangements; and temporary contractors site huts and car parking (partly in retrospect)

GRANTED at Planning Committee 16 November 2011

## **3. RELEVANT POLICIES AND GUIDANCE:**



The main planning policies and guidance are considered to be:

**3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)**

- Policy STRAT 1 - General
- Policy STRAT 6 - Location
- Policy STRAT 13 - New development
- Policy STRAT 16 - Community facilities and benefits
- Policy GEN 1 - Development within development boundaries
- Policy GEN 6 - Development control requirements
- Policy ENV 6 - Species protection
- Policy CF1 - Community Facilities – general
- Policy CF2 - Hospital Sites (Safeguarding land for Glan Clwyd Hospital)
- Policy ENP 4 - Foul and surface water drainage
- Policy TRA 6 - Impact of new development on traffic flows
- Policy TRA 9 - Parking and servicing provision

**3.2 Supplementary Planning Guidance**

- SPG 2 - Landscaping in New Developments
- SPG 6 - Trees and Development
- SPG 18 - Nature Conservation and Species Protection

**3.3 GOVERNMENT GUIDANCE**

Planning Policy Wales as revised

**3.4 GOVERNMENT POLICY GUIDANCE**

Planning Policy Wales 2011

**4. MAIN PLANNING CONSIDERATIONS:**

**4.1 The main land use planning issues are considered to be:**

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology/nature conservation
- 4.1.5 Drainage
- 4.1.6 Highways/parking
- 4.1.7 Sustainability
- 4.1.8 Inclusive design

**4.2 In relation to the main planning considerations:**

**4.2.1 Principle**

The Strategic policies of the Unitary Plan and GEN 1 seek to concentrate new development in existing settlements, subject to the consideration of environmental impacts. CF1 is specific to the provision of new and improved community facilities, and permits these provided they are located to serve the local population, accessible to non car users, and are within development boundaries. CF2 relates to the Glan Clwyd Hospital site and states that the land shown on the proposals map of the Unitary Plan is safeguarded for the expansion of the Hospital.

The proposals for key facilities relating to the functioning of the hospital are considered to be compatible with the general principles of the Unitary Plan's strategic policies, GEN1, CF1 and CF2. The site is within the Bodelwyddan development boundary and allocated specifically for the purpose of buildings associated with the development of the Hospital. The principle of the development has already been established through the grant of permission for a larger scheme involving the pathology building currently under construction.

#### 4.2.2 Visual amenity

Considerations relating to the visual amenity impacts of development are contained in Policy GEN 6 of the Unitary Plan, where (i) – (iv) tests require due regard to issues of scale, siting, form, design, density and intensity of use of land, the impact on the locality, public views into, out of, or across a settlement; and whether development takes account of site contours/levels and avoids prominent skylines.

The Design and Access Statement outlines the approach to the design, scale and appearance of the buildings, which are set in the context of the significant existing Hospital complex, but incorporate a modern approach to use of materials and colours. The nearest residential properties are some 80-90 metres away at Ffordd Parc Castell.

In Officers' opinion, the scheme is similar in detailing to the one approved in November 2011. The design of the buildings is worthy of support and would not have an adverse visual impact on the locality, including when viewed from residential properties to the south and west. As noted above, the dwellings at Ffordd Parc Castell are some 80-90 metres from the nearest proposed building, and there is a substantial hedgerow on the boundary of this housing site limiting views out towards the application site for many of the occupiers. Dwellings to the west at Bryn Morfa, Bryn Dedwydd and Morfa View are some 400 metres from the site and have limited views of it because of intervening field hedgerows. It is not considered there would be any adverse landscape impacts, given the development would be part of the extensive existing Glan Clwyd Hospital complex.

#### 4.2.3 Residential amenity

Policy GEN 6 (v) sets the requirement to assess the impact of development on the amenities of occupiers of nearby property.

In this case at the closest point, the nearest dwellings at Ffordd Parc Castell are approximately 80-90 metres away from the walls of the proposed energy centre/mortuary building, and slightly further from the pathology building. No objections have been received to any potential impact on the amenities of occupiers in this area.

In relation to the physical relationship with nearby dwellings, at the distances involved it is not considered there would be any adverse impacts from overlooking or overshadowing. Service plant/equipment on the roofs of the proposed buildings has the potential to generate noise, and this is recognised in the submission through the inclusion of acoustic screening on buildings and acceptance of the need for condition(s) on any consent to ensure noise levels are controlled to acceptable limits. Officers suggest the latter is an important consideration and that any permission should include appropriate noise level controls, similar to those imposed on the November 2011 permission.

#### 4.2.4 Ecology/Nature Conservation

Unitary Plan policies, Welsh Government guidance and current legislation oblige due consideration of impact on ecological interests, and in particular protected species (ENV1, ENV 6 and GEN 6). This approach is supported by SPG 18 – Nature Conservation and Species Protection.

There are no objections to the proposals on grounds of impact on ecological interests.. Conditions can be imposed to oblige implementation of the recommendations in the Ecology report and controls over external lighting. These are considered likely to protect the diversity of wildlife in and around the site.

There are no objections in relation to ecological interests. It is suggested conditions are imposed if permission is granted to ensure the mitigation proposals in the Ecological report are implemented and there are controls over external lighting..

#### 4.2.5 Drainage

Drainage considerations are contained in policies ENP 4 and GEN 6 of the Unitary Plan. The requirement is to ensure new development has no unacceptable impacts on a locality from foul or surface water drainage.

The drainage proposals are the same as previously approved. Foul water is to be directed to the Hospital's foul sewer system. Surface water is to be directed to a large underground attenuation tank to the west of the proposed buildings, which would store water and release it at a rate agreeable to the Environment Agency into the stream running along the western boundary of the site.

There are no grounds for concern over the drainage implications of the development. There are no flooding issues to address in this location.

#### 4.2.6 Highways/parking

The main Unitary Plan policies relevant to assessment of highway impact are TRA 6 and TRA 9. TRA 6 permits new development, provided there is no unacceptable impact on the safe and free flow of traffic and the capacity of and traffic conditions on the surrounding road network are satisfactory. TRA 9 requires adequate provision within a site for parking and servicing. GEN 6 contains a number of tests including in vi and vii requirements that development does not have any adverse impact on the local highway network, and provides safe and convenient access for a range of users.

The proposals are for the provision of more modern facilities in place of those already present within the complex, and do not involve additional staff members. The Highways officer raises no objections to the proposals.

The highway implications of the proposals have been considered previously and would be limited, and do not seem likely to have any adverse impacts on the local highway network. The details indicate provision for persons with disability for access to the main buildings.

#### 4.2.7 Sustainability

The Unitary Development Plan General Development Strategy sets the strategic aims of the County Council, and includes as a key objective to ensure development and uses of land are undertaken in a sustainable manner. There are a range of Unitary Plan policies which set a requirement to ensure no unacceptable environmental effects arise from development and these are dealt with in the preceding sections of the report.

This is not an application which appears to raise significant sustainability issues. The proposals are effectively providing more modern facilities in connection with a long established hospital complex near to the A55, already served by a good highway/transport network. A revised and updated Travel Plan has been submitted. The development will be designed to achieve a BREEAM 'Excellent' rating, which encompasses measures to reduce energy and water consumption, minimising embodied carbon in buildings, and improving waste handling.

#### 4.2.8 Inclusive design

The requirement for mandatory Access Statements is outlined in TAN 12 design and TAN 18 Transport, and Policy GEN 6, which sets out the need to provide safe and convenient access for persons with disabilities. SPG 8 – 'Access for All' supplements this policy, along with the Council's document 'Planning and Inclusive design'.

The details with the submission indicate the buildings would be fully accessible for persons with disability.

#### 4.3 Other matters

There are no specific archaeological or land contamination issues raised in relation to the proposals.

### 5. SUMMARY AND CONCLUSIONS:

5.1 The application proposes relatively minor revisions to a previously approved scheme forming part of a programme for developing the Glan Clwyd Hospital complex. The pathology building granted permission in November 2011 is currently under construction.

5.2 The proposals are on land to the west of the existing main buildings, specifically designated in the Unitary Plan for expansion of the hospital.

5.3 The responses to consultation raise no fundamental concerns over the application. Officers consider the proposals are acceptable in relation to the policies of the Unitary Plan, and should be supported subject to inclusion of appropriate conditions.

### **RECOMMENDATION: - GRANT** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All planting, seeding, or turfing, comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the completion of the development. Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval of any variation.
3. The development shall only be permitted to proceed in accordance with the recommendations and conclusions of the Amphibian Conservation Plan and Reasonable Avoidance Measures Method Statement.
4. Noise emanating from any plant or equipment used in connection with the operation of the proposed mortuary and energy centre buildings shall not be permitted to exceed a LAeq at least 5dB below the lowest background noise levels at the quietest time which the plant or equipment is running, at the nearest noise sensitive properties; and shall not exceed 50dB(A) at any time in external public areas or courtyards of the hospital. (The background noise levels and noise sensitive properties being as set out in Appendix A - SRL Acoustic Report originally received by the local planning authority on 22nd September 2011).
5. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
6. Foul water and surface water discharges shall be drained separately from the site.
7. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
8. The development shall provide a suitable grease trap to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.
9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious

bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should at least be equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

10. 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 rating and a minimum of 6 credits under Ene1 - Reduction of CO2 Emissions has been achieved for that individual building in accordance with the requirements of BREEAM in force at the time of the grant of this permission.

11. Prior to the occupation of any of the buildings hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall very good rating and a minimum of 6 credits under Ene1 - Reduction of CO2 Emissions has been achieved for that building in accordance with the requirements of BREEAM in force at the time of the grant of this permission.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. In the interests of visual and residential amenity, and to safeguard wildlife interests.
4. In the interests of the amenities of occupiers of nearby residential property and users of the hospital.
5. To prevent hydraulic overload of the public sewerage system and pollution of the environment.
6. To protect the integrity of the public sewerage system.
7. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
8. To protect the integrity of the public sewerage system, and sustain an essential and effective service to existing residents.
9. To ensure proper steps are taken to contain any spillage of the materials referred to, to prevent pollution of the site and nearby stream.
10. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
11. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.

#### **NOTES TO APPLICANT:**

Welsh Water/Dwr Cymru has advised that there are no foul/surface water sewers in the immediate vicinity. It is therefore likely that off-site sewers will be required to connect to the public sewerage system.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a discharge consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused although planning permission is granted.

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652

Your attention is drawn to the following advisory notes from the Environment Agency:-

"Under the Environmental Permitting Regulations (England and Wales) 2010:

Any waste arising from the site for the purposes of the development will be subject to waste

Duty of Care. All waste must be transferred off site by an Environment Agency licensed waste carrier to a permitted treatment/disposal facility. Waste transfer notes must accompany the transfer of all wastes.

If any hazardous waste is produced for removal off site, e.g. asbestos, then the Hazardous Waste Regulations 2005 will apply and consignment notes must accompany the transfer of the hazardous waste.

If any waste is to be used on site as part of the development, then waste exemptions from permitting, or environmental permits may be required for use, storage, treatment and disposal of waste.

Only clean, uncontaminated surface water may be discharged off site into a watercourse. Your attention is drawn to the attached response from the Countryside Council for Wales relating to protected species issues, and your responsibilities in the event that such species are recorded within the site during the course of site works.