Parker Planning

POSITIVE PLANNING SOLUTIONS

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

21 October 2024

Re: Discharge of Conditions 3, 4 and 5 of Approval P/2024/0196 for the Erection Of 3 No External Silos, External Weighbridge and Installation of Processing Plant Within Existing Industrial Building at Material Evolution, CCP, Llay Road, Llay, Wrexham, LL12 0TL

Please find a discharge of condition application submitted to discharge Conditions 3, 4 and 5 of approval P/2024/0196. The conditions are set out as follows:

Condition 3. The development hereby permitted shall not be first used until measures to deliver net benefit for biodiversity (NBB) outlined on pages 40 and 41 of the Preliminary Ecological Appraisal by Marches Ecology Version C533/Final/2.0 have been implemented in full.

The measures shall thereafter be maintained for the lifetime of the development.

4. No development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to: • Further details and associated plans concerning amphibian reasonable avoidance and mitigation measures including, but not limited to, one-way amphibian fence design and locations if proposed (prior to and throughout the duration of any work); • proposals for the clearance of individuals from working areas; • Measures to be taken to prevent or reduce incidental capture or killing of Great Crested Newts; • Details of timing, phasing and duration of construction activities and conservation measures.

The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

5. No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment must include: (i) appropriate measures to control any INNS on site; (ii) measures or actions that aim to prevent INNS from being introduced to the site for the duration of construction and operational phases of the scheme.

The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Condition 3 is not yet triggered as it states that the development hereby permitted shall not be first used until measures to deliver net benefit for biodiversity are implemented. The development has not yet been used and the NBB measures as stated in the approved document Preliminary Ecological Appraisal, include such measures as Starling Nest-boxes and Grassland Recovery and Management. The nest boxes will be installed following advice and under supervision from the Applicant's Ecologist as set out in the approved PEA in order to compy with Condition 3.

The grassland management will be carried out in accordance with the recommendations at paragraph's 4.3.10 – 4.3.13 of the PEA in order to comply with Condition 3.

The following documents have been submitted in order to comply with Conditions 4 and 5:

Ecology Implementation Log
Biosecurity Risk Assessment and Method Statement
Toolbox Talk - Reasonable Avoidance Measures (RAMs)
Great Crested Newts - Reasonable Avoidance Measures (RAMs)
Wildlife management plan for employees - do's
Wildlife management plan for employees - don'ts

Should you require clarification of any matters, please contact me using the details below. If a site visit is required, could the case officer please contact me to arrange access to the site.

Kind regards

Cheryl Parker
Tel: 07701020540
Email: cheryl@parker-planning.co.uk