Ein cyf/Our ref: CAS-271447-J0K8
Eich cyf/Your ref: P/2024/1702

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PRIOR NOTIFICATION FOR DEMOLITION OF DWELLING

LLEOLIAD/LOCATION: BRYN ERDDIG, ERDDIG ROAD, WREXHAM, LL13 7DS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 02 January 2025.

We have considered your enquiry in relation to our Development Planning Consultations Topics document (September 2018). We advise the following matters are relevant to the site / proposed development and suggest you consider these further

Protected Species

We note the Bat report submitted in support of the application (Preliminary Roost Assessment, Bryn Erddig, Erddig Road, Wrexham LL13 7DS. Arbtech. 12/12/2024) has identified that bats may be present at the application site and recommends emergence surveys.
We advise that you liaise with your own Authority's ecologist regarding the need for emergence surveys.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.
If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Rhys Jones
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.