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Ffôn/Phone: 03000 65 5236

07/03/2023

Dear Sir/Madam,

PROPOSAL: Change of use of land from agricultural to sui generis (dog exercise / training area) in retrospect

LOCATION: Caia Farm, Old Wrexham Road, Gresford, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with amended site plan about the above, which we received on 15/02/2023.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

- EDC. Phase 1 Planning Application Assessment - Field at Caia Farm. May 2022. Ref: 1040 – Caia Farm – Eco Report-V2.
- Cartwright. Proposed Dog Walking Field – Croft Meadow, Caia Farm. PL/1/A3.

Please note, without the inclusion of these documents, we would object to this planning application. Further details are provided below.

Protected Species

We note that the ecology report submitted in support of the above application (EDC. Phase 1 Planning Application Assessment - Field at Caia Farm. May 2022. Ref: 1040 – Caia Farm – Eco Report-V2.) has identified low potential for great crested newt (GCN) presence at the application site.

GCNs and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

As this is a lower risk case for GCNs, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb GCNs or their breeding sites and resting places at this site, provided the recommended avoidance measures described in the ecology report are implemented.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Please consult us again if any further information shows that this is no longer a lower risk case.

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.

Yours faithfully,

Joy Evans

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