

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 26 March 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: DEMOLITION OF EXISTING STEEL FRAMED WORKSHOP AND
CONVERSION OF PART OF AGRICULTURAL BUILDING INTO DWELLING**

**LLEOLIAD/LOCATION: HUGMORE HOUSE, HUGMORE LANE, LLAN Y PWLL,
WREXHAM, LL13 9YE**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 March 2025.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected species. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, conditions regarding protected species and contaminated land should be attached to any planning permission granted. Without the inclusion of these conditions we would object to this planning application.

We also advise that further consideration is required regarding foul drainage. Further details are provided below.

Protected Species

Bats

We note that the bat report submitted in support of the above application (Cobb, T. (2024). Hugmore House, Hugmore Lane, Llan-y-pwll, LL13 9YE: Bird and Bat Survey. Wildbanks Conservation) has identified that soprano pipistrelle, common pipistrelle, brown long-eared and myotis bat species are present at the application site. From the information submitted,

we consider that the proposed development represents a higher risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "*demonstration of no detriment to the maintenance of the favourable conservation status of European protected species*".

Although the bat report has been submitted, we advise that there is insufficient information to assess potential effects on bats, and how any effects will be avoided or mitigated.

We advise that further information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Figure 4, within Section 4 of the submitted Bat and Bird Survey report, shows the location of the proposed compensatory bat boxes on the southern gable of the building. The 'Floor Plans as Proposed' drawing, (reference WD 01, dated 19/10/2023) shows two sets of bi-fold patio doors to the ground floor and two windows to the first floor of the southern elevation. We have concerns that light spill from internal sources, along with potential noise disturbance from patio doors opening onto the garden immediately below the proposed bat boxes, has not been considered.

We advise that additional information regarding the compensatory bat boxes is provided to include consideration of light spillage from internal sources and noise disturbance.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

In addition to the additional information detailed above, we advise that the below condition should be attached to any planning permission for this scheme to ensure appropriate avoidance and mitigation measures.

Condition 1: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

- Build upon the principles outlined in the ecological report (Cobb, T. 2024. Hugmore House, Hugmore Lane, Llan-y-pwll, LI13 9YE: Bird and Bat Survey. Wildbanks Conservation)
- Details of timing, phasing and duration of construction activities and conservation measures
- Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development
- Measures to prevent incidental capture or killing of bats post development
- Actions to be taken in the event that previously unidentified species of bat are found

- Ecological compliance audit
- Persons responsible for implementing the works
- Biosecurity
- Post construction monitoring and record dissemination for a period of not less than 5 years
- The submission of plans that demonstrate the provision of dark corridors from proposed compensatory roosts to features such as hedgerows that are predicted to be functionally used by bats for foraging and dispersal purposes

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To protect the wildlife and the ecological interests of the site including protected species.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Great Crested Newts

We note that there is a waterbody close to the site which is known to support great crested newts (GCN). However, the ecology report (Cobb, T. (2024. Hugmore House, Hugmore Lane, Llan-y-pwll, LI13 9YE: Bird and Bat Survey. Wildbanks Conservation) submitted in support of the application does not include an assessment to determine whether GCN, a European Protected Species are material to the application site.

As no information about this species has been submitted with the application, we recommend you seek the advice of your Authority's ecologist to determine if there is a reasonable likelihood of GCN being material to the application site and to scope the need for bespoke surveys.

Please consult us again if any further investigation undertaken finds that GCN are material to the application site, and you require further advice from us.

Contaminated Land

This site is located in a Groundwater Source Protection Zone (SPZ, Zone 3) on a Principal Aquifer with Low Vulnerability (due to protection from overlying Glacial Till).

We note that the proposed development involves the demolition of an existing steel framed workshop that was used for agricultural machinery. Based on the historic use, there is potential for the ground to have been affected by spilled fuels, oils or chemicals.

We would therefore advise that the following condition should be applied to any planning permission granted for this proposal:

Condition 2: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in

writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to groundwater, future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

The proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. The majority of the River Dee catchment in Wales is currently failing to meet water quality targets for phosphorus. The nutrient impacts of new connections need to be considered on a case-by-case basis within the Habitats Regulations Assessment process. Whilst NRW permitting service has completed a Review of Water Company Discharge Permits we are currently undertaking further data analysis for the River Dee following a number of enquiries and questions from stakeholders and several ongoing Appeals. We will be able to provide further advice to your Authority once we have concluded the review.

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,

Rachael Burke

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

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.