Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-277342-S5D9
Eich cyf/Your ref: P/2025/0277

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 02 April 2025

Dear Sir/Madam,

PROPOSAL: DISCHARGE OF CONDITIONS 5 (ECOLOGY) AND 6 (BIOSECURITY) OF PLANNING PERMISSION P/2024/1638

LOCATION: ENTREC, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RD

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 March 2025.

We have no objection to the discharge of conditions 5 and 6 as submitted and provide the following advice.

Condition 5

> *No development, including site clearance, shall commence until a scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newt has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures shall include, but not be limited to:*
> *• proposals for the clearance of individuals from working areas;*
> *• details of timing, phasing and delivery of reasonable avoidance measures.*
> *The development shall thereafter be carried out in accordance with the approved RAMs scheme*

The applicant has submitted a report (reference Leverett, T. (2025). Great Crested Newt Method Statement: Entrec Redwither Road Wrexham Industrial estate Wrexham LL13 9RD. UES. (Unpublished Report No: UES03834/04) for the purposes of discharging this condition.

In our view, this report is satisfactory. We therefore have no objection to the discharge of condition 5.

Condition 6

> *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 shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.*

The applicant has submitted a report (reference Leverett, T. (2025). Invasive Species Method Statement and Biosecurity Risk Assessment. Entrec Redwither Road Wrexham Industrial estate Wrexham LL13 9RD. UES. (Unpublished Report No: UES03834/05) for the purposes of discharging this condition.

In our view, this report is satisfactory. We therefore have no objection to the discharge of condition 6.

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,

Tristan Williams
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.