Planning Services
Wrexham County Borough Council.

Ref: Proposed Dwelling to Poplar Road, Penycae.

Dear Sirs,

The application plot is situated in a semi-rural location and benefits from a large abundance of mature trees, large fields and hedgerows that surround the proposed site to the north, south and west. The proposal is for a new detached dwelling infilling a space between two existing properties.

This statement is mandatory for an outline application and as such will allow for a bat box along with any recommendations made in the NBB report which accompanies this application. Bat box to be Beaumaris Bat Box – 290 x 400 x 70mm, obtainable from Wildcare National Ecology Supplies – ref:SKU BEAUMARIS-BAT-BOX. The bat box will provide an easy access route to any potential bats, and will be located high on the gable wall adjacent to eaves level. Construction materials for the works will be sourced from local suppliers where possible to reduce and minimize embodied energy, future maintenance and energy use and where possible be sourced from accredited suppliers.

There will be no negative impact to the biodiversity of the site as a result of the proposals.

Yours sincerely,

Spencer Cullis

Cullis Architectural Design