

Dear Sir / Madam,

REF: CONDITION 16 - ECOLOGY (PHASE 1)

PERMISSION: P/2015/0337

LOCATION: BERSHAM BANK COLLIERY TIP, PLAS GRONO ROAD, RHOSTYLLEN, WREXHAM

1.0 INTRODUCTION

- 1.1 The Local Planning Authority recently approved a Non-Material Amendment (NMA) to planning permission P/2015/0337.
- 1.2 The NMA (Ref: P/2024/1520) was approved on 20th November 2024.
- 1.3 The primary focus of the NMA relates to Condition 16 (Ecology) and delivers clarification to the phasing of the development, and consistency with other conditions.

2.0 CONDITION 16 - ECOLOGY (PHASE 1)

- 2.1 Condition 16 is a phased pre-commencement condition requiring the submission and approval of ecological assessments and reports to establish the baseline data and potential mitigation required in each phase of the development.
- 2.2 A broad range of detailed and technical ecological and arboricultural assessments (undertaken and completed by suitably qualified professionals) have been submitted to the Local Planning Authority to address matters relating to Phase 1.
- 2.3 Therefore, taking into account the established assessments and supporting information, the following mitigation measures have been included in previous submissions to the Local Planning Authority for consultation with the Statutory Consultees;
- a) *Reasonable Avoidance Measures (RAMs) relating to the potential presence of great crested newts, common amphibians, and reptiles.*
 - b) *Nesting bird checks if vegetation clearance is to occur within nesting bird season (March to September inclusive).*
 - c) *Lighting mitigation for bats.*
 - d) *If any trees are to be removed, they must be subject to a Ground Level Tree Assessment (GLTA) to check the potential for roosting bats.*
 - e) *Precautionary Working Methods (PWMs) relating to the presence of badgers. These PWMs will help to protect brown hares and hedgehogs.*
 - f) *Appropriate eradication of any non-native invasive flora species (if necessary).*
- 2.4 The cumulative ecological and arboricultural submissions, along with the precautionary mitigation measures indicated in Para.2.3 are presented to the Local Planning Authority as reasonably acceptable to address matters related to Phase 1.

3.0 SUMMARY

- 3.1 The technical assessments submitted to the Local Planning Authority (and Statutory Consultees) are considered acceptable in terms of providing the required evidence regarding the ecological data at the site.
- 3.2 The precautionary mitigation measures detailed in Para.2.2 secure deliverable mechanisms to secure the required level of protection and mitigation for flora, fauna and associated ecological features at the site.
- 3.3 Based on the information within this letter, the Local Planning Authority (and Statutory Consultees) are respectfully requested to support a pragmatic approach and support the part discharge of Condition 16 and discharge matters relating to Phase 1.

If you have any queries, please do not hesitate to contact SHEN using the details provided.

Kind regards,
Joe Nugent MRTPI FCMl
SHEN Planning Consultants