

Gwyn Humphreys

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 14 September 2023 12:45
To: Gwyn Humphreys
Subject: P/2023/0276 - Land Adjacent To Meritor Fitness Club, Rackery Lane, Llay, Wrexham, LL12 0PB (Minor) V2 - NRW Response NRW:08542784

Dear Gwyn,

Thank you for re-consulting us on the proposed development at Land Adjacent to Meritor Fitness Club, Rackery Lane.

We note that the application is in part, retrospective due to ground works having already taken place – including site clearance, concrete foundations and hardcore surfacing.

Our records indicate Great Crested Newts have been found in the immediate vicinity of the development site. We note the development area was previously a mix of grass, scrub and trees however, as stated in the submitted ecology report (Bennet, D., Ecological Assessment for land Adjacent to The Meritor Gym, 20/08/2023, Clwydian Ecology) these have all been removed as part of the clearance works already completed on site.

Had works not been commenced on site we would have advised that a Great Crested Newt conservation plan should be submitted to include appropriate compensation areas based on the footprint of the development site.

We therefore concur with the approach suggested by your Ecologist regarding potential enforcement action and will be forwarding details to the relevant parties in respect of this.

Kind Regards
Rachel Burke

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

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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.