

Ein cyf/Our ref: CAS-244405-B8W7
Eich cyf/Your ref: P/2023/0782

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 09 February 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: TYNNU AMODAU 10, 11, 12 AC 17 AC AMRYWIAD 1, 2, 3 O CANIATAD CYNLLUNIO P/2019/0154 I YMESTYN TERFYN AMSER AR GYFER CYCHWYN DATBLYGIAD, DIWYGIO CYNLLUNIAU CYMERADWY, DIWYGIO DEUNYDDIAU / REMOVAL OF CONDITIONS 10, 11, 12 AND 17 AND VARIATION OF CONDITIONS 1, 2 AND 3 OF PLANNING PERMISSION P/2019/0154 TO EXTEND TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT, AMEND APPROVED PLANS AND AMEND MATERIALS

LLEOLIAD/LOCATION: Salem Chapel, Pisgah Hill, Pentre Broughton, Wrexham, LL11 6DB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 07 December 2023.

We have concerns with the application as submitted. We do not recommend your Authority removes condition 17 for the following reasons.

We have no comment in relation to the removal of conditions 10, 11 and 12. We have no comment in relation to the variation of conditions 1, 2 and 3.

Condition 17: Protected Species

We have reviewed the submitted mitigation strategy (Wake, K., September 2023, Salem Chapel, Pentre Broughton - Mitigation Strategy, Enfys Ecology Ltd, Report ref: EE.3669.22.KW) in relation to the confirmed Lesser Horseshoe bat maternity roost located within Salem Chapel. We note that this application seeks the removal and not the discharge of condition 17.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). We understand that condition 17 was included on the decision notice to ensure that appropriate measures would be secured and implemented in respect of the Lesser Horseshoe bat maternity roost.

It is not clear how the bat mitigation measures would be secured as part of the planning permission if condition 17 was removed. We also advise that the mitigation strategy does not provide sufficient detail in respect of the long-term management of the proposed bat shed and there appears to be no provision for the inclusion of a low-level Lesser Horseshoe bat access point.

Therefore, we do not consider that sufficient justification has been provided for the removal of condition 17.

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

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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.