

Ein cyf/Our ref: CAS-269221-Z8R1
Eich cyf/Your ref: P/2024/0129

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 29 November 2024

Dear Sir/Madam,

PROPOSAL: TWO STOREY SIDE EXTENSION

LOCATION: PLAS FRON LODGE, BANGOR ROAD, CROSS LANES, WREXHAM, LL13 0TP

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) with additional information about the above, which we received on 25 November 2024.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:

- **Condition: Protected Species**

Please note, without the inclusion of this condition, we would object to this planning application. Further details are provided below.

Protected Species

We note that the bat report submitted in support of the application has identified that bats are present at the application site (reference: Whitcher, S. (2024). Plas Fron Lodge, Cross lanes, Wrexham: Bat Survey. Switch Ecology. (Unpublished)). Species of bat identified at the site included whiskered and common pipistrelle. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "*demonstration of no detriment to the maintenance of the favourable conservation status of European protected species*".

We advise that the proposed development is likely to harm or disturb the bats or their breeding sites and resting places at this site. We therefore advise that it is carried out under licence.

We advise that any consent is subject to the imposition of a condition in respect of bats. Provided this advice is compliantly implemented, we consider that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of each of the local populations of bat present at this site.

Condition: No development shall commence until a species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall build upon the principles outlined in the ecological report (reference Whitcher, S. (2024). Plas Fron Lodge, Cross lanes, Wrexham: bat Survey. Switch Ecology. (Unpublished) and include, but not necessarily be limited to:

- Details of timing, phasing and duration of construction activities and conservation measures.
- Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development.
- Measures to prevent incidental capture or killing of bats post development.
- Actions to be taken in the event that previously unidentified species of bat are found.
- Persons responsible for implementing the works.
- Actions to evidence compliant implementation of the provisions of the bat conservation plan.
- Post construction monitoring and record dissemination over a 5-year period.
- The submission of an external lighting scheme including plans. This scheme shall consider existing and proposed lighting together with any spillage originating from internal locations. This component requirement shall include:
 - details of lighting to be used during and post construction;
 - plans illustrating the location and type of lighting; and
 - plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes.

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that an approved species Conservation Plan is implemented, which protects species affected by the development.

We have no objection to the conservation plan including other species considered by the LPA to be material to the planning decision making process.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our [Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation \(28 June](#)

[2024](#)), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note the application, as submitted, proposes a domestic extension, i.e., an extension to a dwelling house comprising a single household. We refer you to our [Advice](#) and the section titled 'What does this mean for domestic extensions?' Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC.

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

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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.