

Ein cyf/Our ref: CAS-241285-D6M7
Eich cyf/Your ref: P/2023/0695

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 08 November 2023

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: DISCHARGE OF CONDITIONS 18 AND 19 (ECOLOGY) OF PLANNING PERMISSION P/2018/0888

LLEOLIAD/LOCATION: BROAD OAK FARM, LLYNDIR LANE, BURTON, WREXHAM, LL12 0AU

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 26 October 2023.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 18 for the following reasons. We have no objection to the discharge of condition 19.

Condition 18 – Bat Monitoring Programme

We note that the applicant has submitted a bat monitoring report (Sambrook Associates Ltd, September 2023. Bat Monitoring Scheme), and provide the following advice.

We consider the submitted surveillance proposals to be satisfactory.

Regarding the long-term proposals, the report states (paragraph 2.1.3) that Holding Habitats Community Interest Company has been selected for the long-term management of the bat barn. However, no details of the competencies, skills and licences held by this company in respect of the long-term management of the bat barn have been submitted. We therefore advise that you seek clarification of this prior to discharging condition 18.

Condition 19 – Great Crested Newt Reasonable Avoidance Measures (RAMs)

We note the submitted report (Sambrook Associates Ltd, September 2023. Great Crested Newt Reasonable Avoidance Measures. Ref BRO_R005). Provided these avoidance measures are implemented, we consider that the proposed development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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,

Garmon Lewis

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.