

Ein cyf/Our ref: CAS-262358-T8S9  
Eich cyf/Your ref: P/2023/0893

Wrexham County Borough Council  
The Guildhall  
Wrexham  
LL11 1AY

Date: 15 August 2024

Dear Sir/Madam,

**PROPOSAL: CONVERSION OF BUILDING TO DWELLING**

**LOCATION: MOUNT PLEASANT, PLASSEY LANE, WILLINGTON, MALPAS, WREXHAM, SY14 7LT**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information regarding the above, which we received on 12 August 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 1: Protected Species

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

**Protected Species**

*Great Crested Newts*

We note that the Ecological Report submitted in support of the above application (Greenspace Environmental (31/10/2023) Ecological Appraisal) has identified that no Great Crested Newts (GCN) are present at the application site.

We note that there are a number of ponds adjacent and within 500m of the site, which is located in an area with high GCN populations. We consider that it is possible that the species utilizes the site for foraging, dispersal or sheltering purposes. However, we advise that the development and its subsequent operation is not likely to be detrimental to the maintenance of the favourable conservation status of the GCN populations provided that any subsequent consent is subject to the imposition of a condition requiring the submission and implementation of an reasonable avoidance measures to the satisfaction of the LPA.

Condition 1: No development shall take place until a GCN Reasonable Avoidance Measures scheme has been submitted to and approved in writing by the Local Planning Authority.

The Reasonable Avoidance Measures (RAMs) shall include, but not necessarily be limited to:

- further details and associated plans concerning amphibian avoidance and mitigation measures including, but not limited to, one-way amphibian fence design and locations (prior to and throughout the duration of any work);
- including installation of permanent amphibian fencing into the boundary fence line.
- details of timing, phasing and duration of construction activities and conservation measures;
- a timetable for implementation demonstrating that works are aligned with the proposed phasing of the development;
- persons responsible for implementing the works; and
- biosecurity measures to be adhered to onsite.

The Reasonable Avoidance Measures scheme shall be carried out in accordance with the approved details.

Justification: To ensure that an approved GCN Reasonable Avoidance Measures scheme is implemented, which protects GCNs affected by the development.

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.

We refer you 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.

Please consult us again if the plans are changed in ways that may harm or disturb the GCN or their breeding sites and resting places at this site.

### *Bats*

We note that the Ecological Report submitted in support of the above application (Greenspace Environmental (31/10/2023) Ecological Appraisal) has identified that no bats are present at the application site. We therefore have no comments to make with respect to bats.

## **Protected Sites**

### *Foul Drainage*

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.

However, recognising the specific nature of the application submitted (private sewage treatment system which meets the screening criteria set out in our [Advice](#)), we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Dee and Bala Lake SAC in relation to nutrient inputs.

## **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,

## **Ruth Prichard**

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.