

Peter Richards & Co.

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**Development Management Control**

The Guildhall,  
Wrexham  
LL11 1AY

25<sup>th</sup> March 2024

Dear Sirs

**DISCHARGE OF CONDITION - ATTACHED TO PLANNING PERMISSION P/2023/0747 - 3 & 4 DETAILS OF BAT AND BIRD BOXES AND LIGHTING PLAN.**

Further to planning consent granted on the 13<sup>th</sup> of February 2024, I write to accompany information submitted to discharge conditions relating to the proposed erection of a general-purpose agricultural store;

**Condition No. 4.** Requires details of the Ecological Reasonable Avoidance Measures (RAMs) to be submitted and approved in writing with the Local Planning Authority. Condition No.4 reads:

*4. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:*

*\* Build upon the principles outlined in the submitted ecological report;*

*\* Details and associated plans concerning GCN reasonable 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);*

*\* Measures to be taken to prevent or reduce accidental capture or killing of GCN including installation of permanent amphibian fencing into the boundary fence line;*

*\* Measures to control any Invasive Non-Native Species (INNS) and diseases (e.g. Chytrid) on site; and to prevent INNS and diseases being introduced to the site for the duration of the construction and operational phases of the scheme ;*

*\* All works to be carried out under the appropriate licence issued by NRW under the provisions of Regulation 55 (2) of the Conservation of Habitats and Species Regulations 2017 (as amended).*

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

In accordance with this condition, proposed Reasonable Avoidance Measures prepared by licenced ecologists Abor Vitae have been submitted alongside this letter (Ref; 'Reasonable Avoidance Measures - Old Hall Penley'.

If any further information or clarification is required, please advise.

Yours faithfully

Charlotte Mason  
**Graduate Surveyor**

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