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Wrexham County Borough Council,
The Guildhall,
Wrexham,
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ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

16/06/2023

Dear Sir/Madam,

BWRIAD / PROPOSAL: TRAWSNEWID HEN SWYDDFA YSTAD AC YSTABLAU YN ANNEDD UNIGOL / CONVERSION OF FORMER ESTATE OFFICE AND STABLES INTO SINGLE DWELLING.

LLEOLIAD / LOCATION: TREVOR ROAD, CHIRK, WREXHAM, LL14 5HD

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 23rd May 2023.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected species. If this information is not provided, we would object to this planning application. In addition, further consideration is required regarding foul drainage. Further details are provided below.

Protected Species

We note that the ecology report submitted in support of the above application (Cutmore, S., Protected Species Survey - Trevor Row, Chirk. July 2022. 082022/BES/DJ) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development is likely to represent a higher 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 note that emergence surveys carried out in June and July 2022 observed Soprano Pipistrelle, Common Pipistrelle, Whiskered/Brandt's and Lesser Horseshoe bats emerging from the building. Section 5.2 of the report confirms that the day roosts of these species would be disturbed/destroyed by the proposed development.

Although the ecology report has been submitted, we advise that there is insufficient information to assess potential effects on bats, and how any effects will be avoided or mitigated.

We advise that further information should be submitted to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

The proposed compensation roost for the Lesser Horseshoe bats is to be a dedicated bat loft located within a timber building to be constructed on site, as described in Section 7.1 of the report. We advise that a timber-built structure is not satisfactory from a long-term perspective of securing an alternative roost site and that an alternative brick/block structure would be more appropriate for long-term compensation roosts. Revised proposals in relation to the Lesser Horseshoe bat compensation roost should therefore be submitted for further assessment.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Foul Drainage and Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus 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.

This application for conversion of former estate office into a dwelling proposes connection of foul water to the mains sewer. The information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' has been submitted with the application.

Your Authority will need to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity. You should then consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

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