

Louise Phillips
Development Control
Wrexham County Borough Council
Environment and Planning Department
Guildhall
Wrexham
LL1 1AY

Date: 4 January 2023

Our ref: 42227/02/RCA/HMac/26142462v4

Dear Louise,

Wrexham County Borough Council: Land at the Corner of Oak Road and Abbey Road, Wrexham Industrial Estate: Response to Natural Resources Wales regarding Application (LPA ref. P/2022/0932) to Discharge Condition 7 (Ecological Compliance Report) attached to Planning Permission LPA ref. (P/2021/0008)

On behalf of our Client, Conrad Energy (Developments) Limited [Conrad], we write to provide a response to the consultation letter received from Natural Resource Wales on 28th November 2022 regarding application P/2021/0008.

The letter issued by Natural Resources Wales (ref. CAS-203086-D1Y8) recommends that Wrexham County Borough Council [the Council] do not discharge Condition 7 until the following have been addressed:

- Section 1.9 of Ecological Compliance Audit (July 2022) – Summary of Outstanding Actions; and,
- Section 3.2 of Ecological Compliance Audit (July 2022) – Incomplete Permanent Perimeter Fencing.

The following table is provided below to demonstrate compliance and responses to the provisions of Condition 7 in order for the condition to be discharged. The table comprises each of the points highlighted in the Summary of Outstanding Actions included in Section 1.9 of the Ecological Compliance Audit prepared by Tim Moya Associates in July 2022.

Summary of Outstanding Actions	Response
Records of management and monitoring - Ensure relevant instructions are made for ongoing	Full details of ongoing monitoring and management will be recorded.

Summary of Outstanding Actions	Response
management and records are made of actions undertaken.	
Avoidance of fertilisers/pesticides - Provide record of this measure being stipulated to landscape team.	General maintenance of the site remains an ongoing process with contractors instructed when required. Site management will not involve the use of fertilisers or pesticides. Conrad issued a copy of the approved Ecological Mitigation and Enhancement Scheme [EMEC] prepared by REC to contractors when arranging the landscaping works, and this included these details. As and when future maintenance is required, the operational team will also issue a copy of the document to any contractors who carry out this maintenance to ensure technical guidance is adhered to avoid the use of fertilisers/pesticides.
Hedgerow Management - Provide record of this measure being stipulated to landscape team.	As above, general maintenance of the site remains an ongoing process with contractors instructed when required. In order to meet the requirements of hedgerow management, Conrad issued a copy of the approved Ecological Mitigation and Enhancement Scheme [EMEC] prepared by REC to contractors when arranging the landscaping works. As and when maintenance is required, the operational team will also issue a copy of the document to any contractors who carry out the maintenance to ensure technical guidance is adhered to, with particular reference to Section 2.2.1 – 2.2.1.1 of the EMEC.
Hibernaculum Maintenance - Provide record of this measure being stipulated to landscape team.	As above, general maintenance of the site remains an ongoing process with contractors instructed when required. In order to meet the requirements of hibernaculum management, Conrad issued a copy of the approved Ecological Mitigation and Enhancement Scheme [EMEC] prepared by REC to contractors when arranging the commencement of landscaping works, and this included these details. As and when maintenance is required, the operational team will also issue a copy of the document to any contractors who carry out the maintenance to ensure technical guidance is adhered to, with particular reference to Section 2.2.2 of the EMEC.
Ecological Monitoring - Ensure relevant instructions are made for ecological audit in summer 2023 and 2026.	Conrad has since arranged relevant instructions for ecological audits in summer 2023 and 2026, as sought under Section 1.9. Conrad has instructed Tim Moya Associates to prepare a site survey and report in Summer 2023 and Summer 2026

Summary of Outstanding Actions	Response
	respectively on the 23 rd December 2022. The purchase order has been received and confirmed By Tim Moya Associates following instruction.
Temporary amphibian barrier fencing – confirm whether this was ever installed.	Temporary amphibian barrier was not installed during the construction phase.
Permanent Fence - Consider filling gap in fence off Oak Road and/or installing 'No Access' signage. [Reiterated in Section 3.2 Ecological Compliance Audit	Regarding the referenced incomplete permanent perimeter fencing in Section 3.2 of the Ecological Compliance Audit, Conrad has resolved this concern by erecting an additional barrier along the full extent of the fence. Confirmation and evidence of the additional permanent perimeter fencing is shown in Appendix 1 of this letter.
Invasive species monitoring - Annual checks (May-Aug) for ongoing absence of Japanese knotweed and other invasive plants.	Invasive species checks will also take place on an annual basis held between May and August. As there is no stipulation on the required duration of annual checks, Conrad proposes that if no invasive species are found within the first four checks, monitoring will cease. No invasive species were visible in 2020 or 2022.

It is considered that the additional measures satisfy the points raised by Natural Resources Wales and satisfy the requirements of Condition 7 of Full Planning Permission (LPA ref. P/2021/0008). As such, we consider that the condition can therefore be discharged.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Henry Mackenzie
Planner

Copy Tory Saunders - Conrad Energy (Developments) Ltd



Appendix 1- Confirmation of Permanent Perimeter Fencing

