

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Planning and Environment Decisions Wales
Crown Buildings
Cathays Park
Cardiff CF10 3NQ
By email: PEDW.Casework@gov.wales

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

24/05/2022

Dear Sir/Madam,

PROPOSAL: ERECTION OF DETACHED DWELLING

LOCATION: LAND ADJACENT TO BRONYDD HIGH STREET, GLYN CEIRIOG, WREXHAM

Cyfoeth Naturiol Cymru / Natural Resources Wales were informed on 04/05/2022 that an appeal (to be decided on the basis of Written Representations) has been made in respect of the above-mentioned site.

Foul Drainage and Protected Sites

Please find attached our responses to the Local Planning Authority dated 09/03/2021 (our ref: CAS-138625-J8M8), 20/08/2021 (our ref: CAS-163782-C9Y7) and 06/09/2021 (our ref: CAS-164354-G1C6) which included our advice to planning authorities for planning applications potentially affecting phosphorus-sensitive riverine Special Areas of Conservation.

Protected Species

We have reviewed the Great Crested Newt Survey Results / Reasonable Avoidance Methods by Stephen Cutmore Arboricultural & Ecological Services (undated, uploaded to the PEDW portal on 04/02/2022).

Great Crested Newts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We consider that the 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.

Furthermore, we advise that the proposed development is not likely to harm or disturb Great Crested Newts, or their breeding sites and resting places at this site, provided the avoidance measures described in the Great Crested Newt Survey Results / Reasonable Avoidance Methods are implemented.

We advise that the Great Crested Newt Survey Results / Reasonable Avoidance Methods should be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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,

Tristan Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales