



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-195091-M0Q4
Eich cyf/Your ref: P/2021/0850

Maes Y Ffynnon,
Penrhosgarnedd,
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Wrexham,
LL11 1AY

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northplanning@cyfoethnaturiolcymru.gov.uk

16/08/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: RHYDDHAU AMOD 8 A 9 (ECOLEG) O CANIATAD CYNLLUNIO
P/2021/0850 / DISCHARGE OF CONDITIONS 8 AND 9 (ECOLOGY) OF PLANNING
PERMISSION P/2021/0850**

LLEOLIAD / LOCATION: SCHOOL HOUSE FARM, OVERTON ROAD

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 28/07/2022.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 9. We have no objection to the discharge of condition 8. Further details are provided below.

Condition 8: Protected Species

Great Crested Newt

We advise that the submitted report is satisfactory for the purposes of discharging condition 8.

Condition 9: Biosecurity

A report has been submitted in support of the application (Clearance of Environmental Conditions. Greenspace Environmental. ref No DC 21-07 240.1. 06/07/2022).

Section 4 of the report deals with Biosecurity Measures. However, the submission does not appear to have considered:

- any Invasive Non-Native Species issues on site (as opposed to pathogens);
- the types of risk that are applicable to Ruabon. This includes the amphibian fungus Chytrid;

- measures such as jet washes for cleaning shoes, tools vehicles etc; and,
- long-term issues (as required by the condition).

We therefore advise that the submission is has not considered the requirements of the condition and consider the submission to be unsatisfactory. We do not recommend your Authority discharges condition 9.

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,

Rhys Jones

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