



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-202561-P7G5
Eich cyf/Your ref: P/2022/0915

Maes Y Ffynnon,
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15/11/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: RHYDDHAU AMOD 4 (ECOLEG) O CANIATAD CYNLLUNIO
P/2021/0788 / DISCHARGE OF CONDITION 4 (ECOLOGY) OF PLANNING PERMISSION
P/2021/0788**

LLEOLIAD / LOCATION: CARTREF BEDWELL ROAD CROSS LANES WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 02/11/2022.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 4 for the following reasons.

Protected Species

We have reviewed the ecological report submitted in support of this application (Great Crested Newt Mitigation Plan, Cartref, Bedwell Road, Cross Lanes, Wrexham LL13 0TS, Michael Baker, Arbtech Consulting Limited. 07/07/2022). Unfortunately, the submitted mitigation strategy has not considered all of the works consented under the permission P/2021/0788 (particularly drainage works and associated excavations which extend away from hard sanding).

Therefore, we consider that a revised strategy should be submitted by the applicant which considers all works to be undertaken onsite and specifically includes:

- Submission of additional great crested newt/amphibian avoidance and mitigation measures. The details to include identified Reasonable Avoidance Measures (RAMS) such as barrier fencing including specification.
- Any existing barriers to be relied upon to prevent CGN movement to and from the site should be evidenced as suitable for this purpose in any future submission.
- Submission of details concerning retained and compensation areas including management plan that considers initial aftercare and maintenance. This should

include how the areas would be safeguarded (given they will form part of a garden) in the medium and long term.

- Details of timing, phasing and duration of construction activities and conservation measures and aftercare.
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development.
- Ecological Compliance Audit, including key performance indicators.
- Persons responsible for implementing the works.
- Biosecurity risk assessment.
- Details of measures to prevent or reduce incidental capture or killing.

Upon receipt of this additional information, we look forward to providing your Authority with an updated response. In the meantime we advise that insufficient information has been submitted to discharge condition 4.

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

Tomos Hughes

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