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Ffôn/Phone: 03000 65 5236

01/09/2022

Dear Sir/Madam,

PROPOSAL: **Demolition of outbuilding and detached garage. Proposed two storey side extension and new detached garage**

LOCATION: **Oakfields, Bowling Bank, Isycoed, Wrexham**

As mentioned in our email to you dated 31/08/2022, Cyfoeth Naturiol Cymru / Natural Resources Wales have been consulted on additional information from the applicant regarding the above, which we received on 30/08/2022. Our updated response is included below.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

- Elite Ecology. Oakfields, Isycoed: Bat Activity Surveys. 2022.
- Elite Ecology. Conservation Plan – Oakfields, Isycoed. August 2022.

Please note, without the inclusion of these documents we would object to this planning application.

Protected Species

We note that the bat report submitted in support of the above application (Spadetto, L and Royall, P. (2022). Oakfields, Isycoed: Bat Activity Surveys. Elite Ecology. (Unpublished)) has identified that bats are present at the application site.

From the information submitted, we consider that the proposed development represents 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).

We advise that the proposed development is likely to harm or disturb the bats or their breeding sites and resting places at this site. We therefore advise that it is carried out under licence.

We have received clarification from the applicant in relation to our comments dated 23/08/2022 on the submitted 'Elite Ecology. Conservation Plan – Oakfields, Isycoed. August 2022', confirming that some of the elements we advised were included in an updated conservation plan are already contained in the ecology report.

We therefore advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site providing both ecology reports are included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Provided these avoidance measures are implemented, we consider that the proposed 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:

Please consult us again if the plans are changed in ways that may harm or disturb the bats or their breeding sites and resting places at this site.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

We advise that full details about the following matters are included within the species licence application:

- A scheme to audit the implementation of ecological measures, including key performance indicators.
- Post-construction monitoring and record dissemination over a period of not less than 5 years.

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.

We note the application, as submitted, proposes a domestic extension, *i.e.*, an extension to a dwelling house comprising a single household. We refer you to our Planning Advice and the section titled ‘What does this mean for domestic extensions?’

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Therefore, should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

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,

Joy Evans

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