

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

22/03/2022

Dear Sir/Madam,

PROPOSAL: PRIOR NOTIFICATION OF DEMOLITION OF BUILDINGS

LOCATION: MORETON INN, RUABON ROAD, RUABON, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 03/03/2022.

We 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:

Approved documents:

- Further Information [Ecological] Report; Tyrer Ecological Consultants; September 2021
- Dusk Survey Results; Tyrer Ecological Consultants; June 2021

Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.

Protected Species

We have reviewed the following two submissions:

- Further Information [Ecological] Report; Tyrer Ecological Consultants; September 2021
- Dusk Survey Results; Tyrer Ecological Consultants; June 2021

We consider the submitted documents to be satisfactory in respect of the demolition notice.

Bats and 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 populations of the species concerned at a favourable conservation status in their natural range. Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or Great Crested Newts, or their breeding sites and resting places at this site, provided the avoidance measures described in the Further Information [Ecological] (*'2.0 Method Statement'* and *'5.0 Ecological Compliance Audit'*) and Dusk Survey Results reports are implemented.

The ecological reports must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Biosecurity

We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases.

We have reviewed *'3.0 Biosecurity Risk Assessment'* of the Further Information [Ecological] Report; Tyrer Ecological Consultants; September 2021. The ecological report must 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