



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-184300-S1R0
Eich cyf/Your ref: P/2022/0237

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 Mr Greenland,

BWRIAD / PROPOSAL: Rhyddhau amod 3 (ecoleg), 4 (tirlunio) a 5 (ecoleg) caniatad cynllunio pP2021/0915 / Discharge of conditions 3 (ecology), 4 (landscaping) and 5 (ecology) of planning permission P/2021/0915

LLEOLIAD / LOCATION: Land at Llay Hall Farm, West of Miners Park, Llay, Wrexham, LL12 0PJ

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 10th March 2022.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 5 for the following reason:

Protected Species

Condition 5 - Biosecurity risk assessment

No Biosecurity Risk Assessment appears to have been uploaded . The file labelled as "biosecurity measures" on your track and race webpage is a duplicate copy of the toolbox talk. We are therefore unable at this time to recommend that condition may be discharged.

We advise that a Biosecurity Risk Assessment be submitted and shall include measures to control, remove or for the long-term management of invasive species both during construction and operation.

Condition 3: Great Crested Newt (GCN) Reasonable Avoidance Measures (RAMS) Scheme

We consider the ecological submission (Reference Hackett, D. (2021). Reasonable Avoidance Measures for Great Crested Newts Land at Llay Hall Farm, West of Miners Park, Wrexham LL12 0PD. Biora. (Unpublished) to be satisfactory. We can therefore recommend that condition 3 may be discharged.

Condition 4: Habitat enhancement for GCN

We have no objection to the plan “Landscape enhancement for GCN” Biora, dated 9th February 2022, and therefore we can recommend that condition 4 may be discharged.

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,

Gareth Thomas

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