



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-180877-W8L5
Eich cyf/Your ref: P/2022/0082

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

09/02/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DISCHARGE OF CONDITIONS 2 (MATERIALS), 3 (SITE MEETING WITH CONSERVATION OFFICER), 5 (BOUNDARY TREATMENT), 6 (EXTERNAL SURFACE MATERIALS), 11 (BAT SURVEY), 15 (ARCHAEOLOGICAL SURVEY), 16 (PHOTOGRAPHIC SURVEY) OF PLANNING PERMISSION CODE NO P/2013/0505

LLEOLIAD / LOCATION: BRUNETT FARM, TY BROUGHTON, WHITCHURCH, WREXHAM, SY13 3BA

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 31/01/2021.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 11 for the following reasons.

We have no comments to make on the discharge of conditions 2 (materials), 3 (site meeting with conservation officer), 5 (boundary treatment), 6 (external surface materials), 15 (archaeological survey), and 16 (photographic survey).

Protected Species

We note that an ecological report has been submitted in support of the application to discharge condition 11 (Ecological Appraisal: Brunett Barn, Lower Wych Lane, Ty Broughton, Whitchurch, SY13 3BA. Greenscape Environmental Ltd. 2021).

However, we advise that the bat report has insufficient information to assess the need for avoidance / mitigation measures. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We advise that further information is submitted to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

This information should include:

- Plans in respect of proposed mitigation/compensation measures.
- An ecological compliance audit, particularly considering the comments in Section 1.3 of the ecological submission.
- Further information on external lighting.

Given the number of species and total number of bats present, we also advise that post construction monitoring should be completed over a five year period.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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.

Yn gywir / Yours faithfully,

Rhys Jones

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