

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

29/09/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2020/0167 (APPEARANCE, LANDSCAPING AND SCALE) - ERECTION OF STORAGE AND DISTRIBUTION WAREHOUSE

LLEOLIAD / LOCATION: LAND SOUTH OF RIDLEYWOOD LANE AND EAST OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information on the above, which we received on 21/09/2021.

We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding European Protected Species. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Species

We note that an updated report has been submitted in support of the above application (Jennings, V. (2021). Bryn Lane, Wrexham industrial Estate, Wrexham: Landscape and Ecological Management Plan. TEP. Unpublished Report No. 8304.010).

We confirm that the updated report has addressed many of the concerns outlined in our previous letter dated 27/07/2021 (our ref. CAS-157497-V6Y4).

However, the following outstanding information still needs to be provided:

- Skills, competencies and EPS licensing requirements for identified actions, including habitat management and surveillance.

- Proposals that regulators can utilize in the event of inappropriate, or a lack of, actions being carried out on site. We advise that further details are provided in Paragraph 2.8 in respect of what would happen in the event of the applicant ceasing trading, including commercial takeover or insolvency. We suggest that consideration should be given to the applicant signing a long-term Management Agreement under Section 39 of the Wildlife and Countryside Act 1981 (as amended) with Wrexham County Borough Council, as the relevant local authority. In our view, the provisions of this proposed agreement could represent an option for addressing outstanding issues associated with long-term delivery of countryside management at this site.

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,

Rhys Jones

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