

8th October 2018

For the attention of: Kevin Hughes

Dear Sir,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS
IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2018/0070:
CONDITION 2 - SUBMISSION OF COPY OF CONTRACT FOR CARRYING OUT
WORKS OF REDEVELOPMENT
CONDITION 3 - SUBMISSION OF FURTHER DETAILS OF DEMOLITION WORKS
ON SITE
CONDITION 5 - SUBMISSION OF APPROPRIATE DUST MANAGEMENT SCHEME
CONDITION 6 - SUBMISSION OF DAWN / DUSK BAT SURVEYS
36-38, PERCY ROAD, WREXHAM (DOC 2,3,5,6) P/2018/0808**

Thank you for consulting Natural Resources Wales about the above, which was received on 26th September 2018.

Conditions 2, 3 and 5 are not within our remit and as such we have no comments to make.

We are unable to recommend the discharge of condition 6 for the following reasons:

Condition 6

The applicant has submitted a bat report by Clwydian Ecology (reference Bennett, D. (2018). Bat Activity Survey for Ryecroft, Corner Belgrave/Percy Road, Wrexham. Clwydian Ecology Ltd. Unpublished.

The deficiencies in being able to discharge conditions 6 are as follows:

The emergence survey was based on a single visit during August by two unidentified surveyors.

No statements are provided in respect of potential suitability of the structure for bats. This informs the minimum number of emergence surveys required to inform the planning decision making process;

No statements are provided that references consistency with BCT guidelines or reason why surveys deviate from these guidelines; and

No plans were provided illustrating the structure and locations where surveyors undertook the emergence survey.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Advice for the Developer:

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,



Ruth Prichard
Development Planning Advisor
Development Planning Advisory Service