

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

03/09/2021

Dear Sir/Madam,

**PROPOSAL: DISCHARGE OF CONDITION 4 (ECOLOGY) OF PLANNING PERMISSION
P/2021/0418**

LOCATION: DARNAU, 7 GLASCOED ROAD, BWLCHGWYN, WREXHAM, LL11 5YG

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 24/08/2021.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 4 for the following reasons.

Protected Species

Condition 4 states:

No part of the development shall commence until a Great Crested Newt Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include:

- *Details of protective measures to be taken to minimise the impacts (the submission of updated details and plan concerning Great Crested Newt reasonable avoidance measures);*
- *Details of timing, phasing and duration of construction activities and conservation; and*
- *The submission of a long term site management plan that includes: defined aims and objectives, habitat management prescriptions, licensing requirements for undertaking habitat management and surveillance, persons or bodies responsible for undertaking management and surveillance together with required skills and competencies, reporting requirements and proposed dates for updating or revising the management plan.*

The Great Crested Newt Conservation Plan shall be carried out in accordance with the approved details.

The applicant has submitted an ecological report (Halpin, J. (2021). Land at Darnau Farm, Glascoed, Wrexham: Great Crested Newt Conservation Plan. Wildbanks Conservation). The ecological submission is satisfactory in respect of the following provisions of condition 4:

- *Details of protective measures to be taken to minimise the impacts (the submission of updated details and plan concerning Great Crested Newt reasonable avoidance measures);*
- *Details of timing, phasing and duration of construction activities and conservation...*

The last provision of the Condition concerns long-term management. In our view the submission does not satisfy the following component provisions:

- *Defined aims and objectives (in respect of GCN)*
- *Licensing requirements for undertaking habitat management and surveillance*
- *Persons or bodies responsible for undertaking management and surveillance together with required skills and competencies*

We also consider that 5 years does not represent long-term provision when the species can live 15 years. Please also note that biennial GCN surveillance should be included for the purposes of informing habitat management.

We therefore consider the submission does not accord with the requirements of the third component provision of the condition. This therefore means the ecological submission is not currently satisfactory.

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