

Susan Davies

From: Matthew Phillips
Sent: 17 August 2018 11:57
To: planning_admin
Subject: FW: P/2018/0229 - Land at Knolton Bryn Overton

Please add as ecology comments

From: Emma Broad
Sent: 17 August 2018 11:41
To: Matthew Phillips
Subject: RE: P/2018/0229 - Land at Knolton Bryn Overton

Matthew,

I'm satisfied with the additional submitted information.

We need to condition the recommendations of this report and insert the informative about a NRW licence.
We should also condition an amphibian friendly drainage scheme to be submitted prior to commencement.

Everything else is OK.

Emma

From: Matthew Phillips
Sent: 17 August 2018 09:47
To: Emma Broad
Subject: FW: P/2018/0229 - Land at Knolton Bryn Overton

Can I have some comments on this – I am off next week so by the following week is fine.

From: Mike Lloyd [<mailto:mike.lloyd@berrys.uk.com>]
Sent: 16 August 2018 14:54
To: Matthew Phillips
Cc: Emma Broad
Subject: RE: P/2018/0229 - Land at Knolton Bryn Overton

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Matthew

Further to my email below, I now attach the revised mitigation statement (I have copied Emma in to this email to expedite matters).

Many thanks

Mike

Mike Lloyd
Planning Consultant

Berrys

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Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6FG

t: 01743 290646 m: 07469 857140 e: mike.lloyd@berrys.uk.com

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From: Mike Lloyd

Sent: 10 August 2018 10:22

To: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: P/2018/0229 - Land at Knolton Bryn Overton

Hi Matthew,

Signed extension of time form attached – thanks.

In this regard, I understand from our ecologist that he has been in discussion with Emma and that we will shortly be submitting some revised information to address her concerns.

Mike

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 08 August 2018 15:33

To: Mike Lloyd <mike.lloyd@berrys.uk.com>

Subject: RE: P/2018/0229 - Land at Knolton Bryn Overton

Mike,

Further to your email, please find attached a request for a further extension of time.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Mike Lloyd [<mailto:mike.lloyd@berrys.uk.com>]

Sent: 02 August 2018 12:41

To: Matthew Phillips

Subject: RE: P/2018/0229 - Land at Knolton Bryn Overton

Thanks Matthew,

I have sought comments from our ecologist and will revert back to you shortly.

Many thanks,

Mike

Mike Lloyd

Planning Consultant

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Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6FG

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 26 July 2018 14:30

To: Mike Lloyd <mike.lloyd@berrys.uk.com>

Subject: FW: P/2018/0229 - Land at Knolton Bryn Overton

Mike,

Please see below from our ecologist.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Emma Broad

Sent: 24 July 2018 10:53

To: Matthew Phillips

Subject: FW: P/2018/0229 - Land at Knolton Bryn Overton

Although the scheme is relatively small scale issues regarding great crested newt have still not been adequately addressed.

The plans in the submitted ecology report do not seem to be the same site area as others submitted. The scale is also difficult to see and distances from trees and waterbodies cannot be gauged.

The area proposed as mitigation which abuts an existing agricultural building does not seem to be an idea location as presumably the building will be used for agricultural purposes as intensively or more intensively than present. Potentially resulting in incidental capture or killing of individuals. The location of this proposed mitigation area could be more effectively located to promote movement of amphibians such as linear hedgerow protection and enhancement.

There should be post construction surveillance using the online Wales GCN Monitoring scheme and a Management Plan for the proposed site. It is possible that these could be conditioned and submitted prior to commencement of the scheme.

The oak trees surrounding the site have not been adequately protected in the design and construction of the dwelling and associated hardstanding. These trees are of high biodiversity value.

Emma Broad

Ecology and Biodiversity Officer | Swyddog Ecoleg a Bioamrywiaeth



01978 298762 or 07966929629



Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG



Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



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From: Ellis, Matthew [<mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>]

Sent: 23 July 2018 14:06

To: Emma Broad

Subject: RE: P/2018/0229 - Land at Knolton Bryn Overton

Hi Emma

Thank you for this.

The case is in once sense small scale

However I agree that we need much more information – though it could be deemed disproportionate.

One option will be to condition the submission of outstanding issues concerning GCN; This to include but not limited to

- a. Amphibian avoidance and mitigation measures
- b. Habitat creation and enhancement scheme for the compensation area. This to include at least one water body.
- c. Post construction surveillance using the online Wales GCN Monitoring scheme
- d. Management Plan
- e. Long Term site security scheme (for the compensation area). To include a bond if ownership is retained.
- f. Ecological compliance audit scheme
- g. Biosecurity risk assessment

I hope this helps

Matt

From: Emma Broad <Emma.Broad@wrexham.gov.uk>
Sent: 23 July 2018 13:21
To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Subject: FW: P/2018/0229 - Land at Knolton Bryn Overton

You don't seem to have been formally consulted. I'm just reading this additional information now, but at first glance it still seems lacking.

Emma Broad

Ecology and Biodiversity Officer | Swyddog Ecoleg a Bioamrywiaeth



☎ 01978 298762 or 07966929629
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From: Matthew Phillips
Sent: 13 July 2018 09:09
To: Emma Broad
Subject: FW: P/2018/0229 - Land at Knolton Bryn Overton

Emma,

Sorry to chase, do you have any comments on this?

Matthew

From: Mike Lloyd [<mailto:mike.lloyd@berrys.uk.com>]
Sent: 27 June 2018 10:59
To: Emma Broad
Cc: Stuart Thomas; Matthew Phillips
Subject: P/2018/0229 - Land at Knolton Bryn Overton

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Dear Emma,

P/2018/0229 - Land at Knolton Bryn Overton

I write in regard to the above mentioned planning application to provide a Great Crested Newt Method Statement which provides details of the mitigation and compensation measures proposed for the development.

Matthew asked that I forward this to you directly so that you have the opportunity to review it during his current period of leave.

Many thanks,

Mike

Mike Lloyd

Planning Consultant

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Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6FG

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