

05/11/2018

Er sylw / For the attention of: Mared Rees

Dear Ms Rees,

**BWRIAD / PROPOSAL: OUTLINE APPLICATION FOR DEMOLITION OF
EXISTING DWELLING AND ERECTION OF 2 NO. NEW
DWELLINGS WITH ALL DETAILED MATTERS
RESERVED**

**LLEOLIAD / LOCATION: TINTERN, PISTYLL HILL, MARFORD, WREXHAM -
P/2018/0599**

Thank you for consulting Natural Resources Wales with additional information about the above, which was received on 16/10/2018

NRW has no objection to the above proposed development.

Foul Drainage

We understand from recent correspondence from Welsh Water that this development proposes to connect with mains foul drainage system. In view of this, our previous significant concern may be withdrawn.

In the event that this is not the case and that a non-mains drainage method is planned, we would wish to be reconsulted.

Protected Species

We note that an updated bat report has been submitted in support of the above application (Susan Worsfold. Bat Activity Surveys - Tintern, Pistyll Hill, Marford, Wrexham LL12 8LE. October 2018.) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'. Bats and their

breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided the avoidance measures described in the bat report are implemented.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Please consult us again if any further information shows that this is no longer a lower risk case.

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.

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.

Yours faithfully,

Joy Evans

Ms Joy Evans
Cynghorydd Cynllunio Datblygu/
Development Planning Advisor