

From: [North Planning](#)
To: [Maskell, Kelly](#)
Subject: 3213166 - Lower Honkley Farm, Stringers Lane, Rossett, Wrexham (Appeal) APP/H6955/A/18/3213166 - NRW
Response NRW:03590816
Date: 31 October 2018 10:35:16
Attachments: [obj.pdf_DocNo=3900431&PageNo=1&content=obj.pdf](#)
[0035_001.pdf](#)

Dear Kelly,

Please find attached our response to the above.

Please note that the comments in our response to the original application (please see attached) related to European Protected Species, and fully protected species protected under the Wildlife and Countryside Act.

Kind Regards

Daniel Davies

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 654099

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu defnyddio a'u gwella mewn modd cynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

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Wrexham County Borough Council

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Date: 1st May 2018

Dear Sir/Madam,

**RESIDENTIAL DEVELOPMENT OF 5 NO. DWELLINGS, ACCESS, CAR PARKING,
LANDSCAPING, DRAINAGE AND ASSOCIATED ENGINEERING WORKS LOWER HONKLEY
FARM, STRINGERS LANE, BURTON, ROSSETT**

Thank you for referring the above planning application received at our office 25th April 2018.

NRW would not object to these proposals as we consider they are unlikely to have a significant adverse effect upon the interests listed

Protected Species

The application site has been subject to a preliminary ecological survey and assessment and the results of the Phase 1 Habitat Survey (reference: Knight, T. (2017/2018)). Proposed Residential Development on land at Lower Honkley farm, Stringer's Lane, Rossett, Wrexham.

The survey, assessment and results are appropriate and proportionate for the purposes of informing the planning decision making process. The ecology submission and results are therefore, satisfactory.

NRW concur with the conclusions and recommendations in respect of European protected species (in this case bats and great crested newt) and consider that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species. Your Authority may wish to incorporate conditions to ensure that the recommendations within the report are implemented.

Foul Drainage

We note that the applicant has been consented for private sewage treatment by us under permit EPR/CE5493WK/A001REF.a000479537, the applicant should ensure compliance with the conditions set out in this permit.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). 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.

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

Yn gywir / Yours' faithfully,



Ruth Prichard

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Ebost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



cc:

QUESTIONNAIRE

REFERENCE NUMBER: **APP/H6955/A/18/3213166**

APPEAL BY: **Mr Nigel Darlington**

SITE AT: **Lower Honkley Farm, Stringers Lane, Rossett, Wrexham, LL12 0AP**

PLEASE TICK THE APPROPRIATE BOXES BELOW.

	Y	N
1. Are any protected species likely to be affected by the proposals?	☐	☒
2. Do you consider flooding to be an issue?	☐	☒
If Yes would you please provide an Assessment of the site by 06 November 2018, in a form suitable for publication to the appeal parties invariably as typed documents and not minutes.		
Signed ... [REDACTED] . Date <u>31/10/18</u> Name <u>D DAVIES</u> (in BLOCK letters)		