

From: Sharon Holman
Sent: 09 August 2018 09:31
To: planning_admin
Subject: FW: P/2018/0623 - Former HSBC Bank, High Street, Ruabon, Wrexham (minor)
P/2018/0623 - NRW Response NRW:01052445

Civ – nrw resp

From: North Planning [<mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk>]
Sent: 09 August 2018 09:31
To: Sharon Holman
Subject: P/2018/0623 - Former HSBC Bank, High Street, Ruabon, Wrexham (minor) P/2018/0623 - NRW Response NRW:01052445

Dear Sir/ Madam,

Thank you for consulting Natural Resources Wales on the above application.

We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Checklist, *Natural Resources Wales and Planning Consultations* (March 2015): <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/?lang=en>. We therefore do not have any comment to make on the proposed development other than the following general advice.

Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

Any survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016.

NRW therefore has no comments to make on the application, as submitted. Please consult us again if any survey undertaken finds that bats are present at the site and you require further advice from us.

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.

We trust that the above comments are of assistance however, should you have any queries, please do not hesitate to contact me.

Kind Regards
Joy Evans

Tîm Cynllunio Datblygu / Development Planning Team

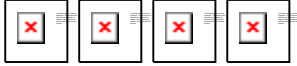
Cyfoeth Naturiol Cymru / Natural Resources Wales

03000 655236

www.cyfoethnaturiol.cymru / www.naturalresources.wales

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.



Croesewir gohebiaeth yn y Gymraeg a'r Saesneg / Correspondence welcomed in both Welsh and English.

Ffoniwch ni ar 03000 65 3000 (24-awr) i roi gwybod am ddigwyddiadau amgylcheddol / Call us on 03000 65 3000 (24-hour) to report environmental incidents

