Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-57900-S5X1
Eich cyf/Your ref: P/2018/0176

Cyfoeth Naturiol Cymru
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Ffôn/Phone: (0300) 065 3787

Wrexham County Borough Council

Date: 12th March 2018

Dear Sir/Madam,

CONVERSION TO 11 NO. FLATS ACROSS THREE FLOORS.
THE OLD REGISTRY, 23 CHESTER STREET, WREXHAM

Thank you for referring the above planning application received at our office 9th March 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
As there will be work affecting the roof, we have identified the possibility that bats may be present. Therefore, we recommend that your Authority screens the application to see if there is a reasonable likelihood of bats being present and the need for a bat survey in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2).

Please consult us again if the survey finds that bats are present at the site. In the meantime, we cannot confirm that the proposal would not harm or disturb bats, or a breeding site or resting place used by bats. Nor can we confirm that the proposal would not be detrimental to the maintenance of a bat population's favourable Conservation status in its natural range.

Waste
Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on the above.

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

cc: