

Wrexham County Borough Council

Date: 6th March 2018

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

Dear Sir/Madam,

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (5 DETACHED DWELLINGS)
WITH ALL MATTERS RESERVED FOR FURTHER APPROVAL APART FROM ACCESS
LAND EAST OF ALDERSIDE, STATION ROAD**

Thank you for referring the above planning application received at our office 1st 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

We have identified the possibility that bats may be present within the development area.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and as such they are a material consideration for planning. 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 a survey undertaken 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. Therefore, nor can we confirm that the proposal would not be detrimental to the maintenance of a population of bats at favourable Conservation status in its natural range.

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: