



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-23633-K6Q2
Eich cyf/Your ref: P/2016/0751

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Wrexham County Borough Council
Planning Officer
16 Lord Street
Wrexham
LL11 1LG

Date: 22nd September 2016

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION CODE NO P/2015/0405
CONDITION 6 – SURFACE WATER DRAINAGE
CONDITION 10 – ECOLOGY (RAMS)
CONDITION 14 – ESTATE ROAD AND FOOTWAY DESIGN
CONDITION 15 – TRAFFIC MOVEMENT PLAN
CONDITION 17 – ENVIRONMENTAL BIOSECURITY RISK ASSESSMENT
CONDITION 19 – EXTERNAL BAT FRIENDLY LIGHTING SCHEME
LAND OFF AND EAST OF ELLESMERE LANE PENLEY WREXHAM**

Thank you for referring the above planning application received at our office 11th September 2016.

We have the following comments for consideration:

Conditions 10, 17 and 19

The planning submission is supported by the following document Roberts, P. (2016). Compliance for the Discharge of Biodiversity Planning Conditions Numbers 10.17, and 19 Including Reference to Great Crested Newts, a Biosecurity Risk assessment and Specifications for a Lighting Plan in Reference to Bats. Land off and East of Ellesmere Lane, Penley, Wrexham. Pearce Environment Ltd. Unpublished. The submission is satisfactory for the purposes of discharging the above said conditions.

Condition 6

The proposed maximum discharge rate of 5l/s seems reasonable. The applicant has not confirmed that the existing ditch connects to a wider watercourse network, and we would recommend that your Authority satisfy itself that this is the case before discharging Condition 6.

Yn gywir / Yours' faithfully,

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



CC: