



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-21001-T0Z1
Eich cyf/Your ref: P/2016/0627

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

Date: 15th July 2016

Dear Sir/Madam,

**VARIATION OF CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO
P/2013/0426**

**CONDITION 2 – THE PERIOD WITHIN WHICH TO SUBMIT PLAND AND PARTICULARS OF
THE RESERVED MATTERS TO BE EXTENDED FOR A FURTHER 3 YEARS**

**CONDITION 3 – THE PERIOD WITHIN WHICH TO COMMENCE DEVELOPMENT BE
EXTENDED FOR A FURTHER PERIOD OF 3 YEARS OR BEFORE THE EXPIRY OF 2 YEARS
FROM THE DATE OF THE APPRIVAL OF THE LAST RESERVED METTER, WHICHEVER IS
THE LATER (OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT)
LAND SOUTH OF 13 HARWD ROAD BRYMBO WREXHAM**

Thank you for referring the above planning application received at our office 12th July 2016.

We have no objections to the variation of the above conditions. However, we have the following comments for consideration:

In our opinion the proposed development location has the potential to support great crested newts. This species is protected by the Wildlife and Countryside Act 1981 (as amended) and the EC Habitats and Species Directive 1992 (as implemented in Great Britain by the Conservation of Habitats and Species Regulations, 2010, as amended).

Prior to the commencement of any works, either the land involved is subject to a great crested newt survey or the development proceeds as planned but if a great crested newt is found during its implementation, all work should cease. If the species is found to be present, the applicant should apply for a licence to NRW. Alternatively, Reasonable Avoidance Measures should be used to ensure that the species would not be affected by the proposal. Such measures could include one-way, exclusion fencing to exclude the species from the site. Consideration should be given to the utilization of specialist consultants, or similar to ensure that, depending of the chosen course of action, either an adequate survey is performed or adequate supervision of works is given.

Yn gywir / Yours' faithfully,

Ruth Prichard
Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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



cc: