

26/09/2016

Er Sylw / For the attention of: Philip Forster

Annwyl / Dear Philip Forster

TOWN AND COUNTRY PLANNING ACT 1990
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BWRIAD / PROPOSAL:

Outline application for the erection of 2 detached houses (3 bedroom) with detached garaging

LOCATION / LLEOLIAD:

Land adjoining and North West of Grove House, Queens Road, Brymbo, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 12/09/2016.

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect the interest listed.

Protected Species

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). We advise that you should consult your internal ecologist with regards to the potential impact of the proposed development on the favourable conservation status of populations of bats.

Should your ecologist advise that further information is required in order to assess the likely impact of the development on bat species, NRW would wish to be re-consulted on the protected species assessments supporting the planning application.

If any mature trees will need to be felled as part of the scheme. All trees that need to be felled should be checked for features that may be used by bats (i.e. cavities, cracks, holes & ivy cover). Where impacts on bats are considered likely, then those trees should be subject to emergence surveys at an appropriate time of year. Should bats be found to be using the trees as roosting sites then we would expect you to propose and deliver appropriate mitigation and/or compensation schemes, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained.

Please do not hesitate to contact us if you require further information or clarification on any of 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.

Yours Faithfully,

Sara Price Jones
Casework Support Officer
Development Planning Advisory Service