

Clare Whiting

From: Matthew Phillips
Sent: 12 May 2016 08:38
To: planning_admin
Subject: FW: P/2015/0843

NRW comments

From: Ellis, Matthew [mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk]
Sent: 11 May 2016 17:42
To: Matthew Phillips; Thomas, Gareth
Cc: Emma Broad
Subject: RE: P/2015/0843

Hi Matthew

I agree with the principles of your approach.

However, tenure issues will be also be material in respect of compensation areas and therefore the suitability of the application .

My understanding is that the northern eastern mitigation area will be transferred to a 3rd party whereas the south eastern area will remain in the ownership of the applicant. NRW can accept this approach in this case.

Cheers

Matt

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 11 May 2016 14:54
To: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>; Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Cc: Emma Broad <Emma.Broad@wrexham.gov.uk>
Subject: FW: P/2015/0843

Gareth/Matthew,

Further to NRW's previous responses to the above application (your reference CAS-12857-B5K2) please find attached amended plans that have been submitted in order to address concerns about the provision of additional mitigation land. Please can you confirm whether you are satisfied that proposed areas of mitigation are satisfactory and whether you would be supportive of permission being granted subject to conditions to secure the following:

- i) A method statement in respect of the mitigation proposals, to include a timescale for implementation;
- ii) A scheme of reasonable avoidance measures for Great Crested Newts;
- iii) A Biosecurity risk assessment;
- iv) A long term ecological management and monitoring plan for the mitigation areas.

Regards

Matthew

From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]
Sent: 11 May 2016 14:10
To: Matthew Phillips
Cc: richard.evans@eslgrouppuk.com; Emma Broad
Subject: RE: P/2015/0843

Afternoon Matthew,

Further to your email below, please find attached amended plans as requested. The building position is moved 8M towards the Highway, any further and it impacts on the existing access to the site. I have also updated the DAS so all documents are correct. Regarding the comments in the email received from your ecologist, the tree that was mentioned in the original report has now fall over and can be found on site, all other trees are saplings and shrubs which have grown over the past three years. The photos on DAS are dated 2013 which show a near clear site, which I can issue if you need clarification.

Please can we condition points i) – iv) regarding ecology, we can then progress the ecology concern in due course and without rush.

If you require any further information please do not hesitate to contact me.

Regards,

Matt.

Matthew Hughes
Ba (Hons) Arch



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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 10 May 2016 12:44
To: Matthew Hughes
Cc: richard.evans@eslgrouppuk.com; Emma Broad
Subject: FW: P/2015/0843

Matt,

Please see below from Emma. I apologise for not forwarding this to you sooner. I wasn't in work Friday and I am a little behind in catching up with emails.

On the basis of Emma's comments, we would need a set of amended plans to be formally submitted (by email is fine). The submissions should also include details of the mitigation works. We also need the following:

- i) A method statement in respect of the mitigation proposals, to include a timescale for implementation;
- ii) A scheme of reasonable avoidance measures for Great Crested Newts;
- iii) A Biosecurity risk assessment;
- iv) A long term ecological management and monitoring plan for the mitigation areas.

Ideally items i)-iv) should ideally be submitted before a decision is made however they could be required by a condition. If we were to proceed on that basis then the conditions would be pre-commencement conditions. Please note that applications for approval of matters required by condition are also now subject to fees of £95. I haven't had an opportunity to check the file fully yet but there will be some other pre-commencement conditions imposed in any case, notably a requirement for a drainage scheme and a requirement for the site to be assessed for contamination and, if necessary, details of a remediation scheme provided. So it would be possible to submit the above mentioned ecological requirements in conjunction with the details required by other conditions, thus limiting post-decision fees.

Regards

Matthew

From: Emma Broad
Sent: 05 May 2016 15:55
To: Matthew Phillips
Subject: RE: P/2015/0843

I discussed this with Matthew from NRW today. Although its still not ideal in terms or size or location we're happy to go with the proposed area provided we can get a good long term management agreement on the land. Any effort to bring the building slightly closer to the road would be appreciated. I need to have a look at the report again because we need to condition some additional bat work on the trees to be removed but I can't quite remember what it was or even where exactly the trees are.

Emma

Emma Broad
Ecology and Biodiversity Officer | Swyddog Ecoleg a Bioamrywiaeth



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From: Matthew Phillips
Sent: 04 May 2016 11:58
To: Emma Broad
Subject: P/2015/0843

Emma,

This is one of Janet's cases that I have picked up – I understand we are waiting for feedback from NRW and yourself about the suggested amendments. Have you had chance to consider them yet?

Matthew

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