



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-21289-D4L8
Eich cyf/Your ref: P/2016/0678

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Sharon Holman
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 18th July 2016

Dear Ms Holman,

**DEMOLITION OF WORKSHOPS AND PROPOSED RESIDENTIAL DEVELOPMENT FOR THE
ERECTION OF 1 NO DETACHED DWELLING AND ASSOCIATED VEHICULAR ACCESS
POINT
FORMER WORKSHOP/ BAPTIST OLD CHAPEL, SOUTHSEA ROAD, SOUTHSEA, LL11 6PP**

Thank you for consulting us on the above application, which we received on the 18th July 2016.

We recommend that any permission includes the following conditions:

Bats are protected under the Wildlife and Countryside act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended).

NRW is satisfied that the bat survey (The Tyrer Partnership, 30th June 2016) has been carried out to an acceptable standard. The report states that there was no evidence that the structures were currently being used as bat roosts and that they had low potential as a roost. It is therefore unlikely that bats or their roosts will be impacted upon by the proposed works. Bats were noted to commute within the vicinity of the building. We suggest that bat boxes may be installed within the proposed development.

The Authority should ensure that conditions attached to any planning permission issued, ensure that the recommendations within the report are carried out so as to avoid damage to bats. The applicant should be advised that should bats be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswilt Cynllunio / Planning Liaison Officer

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

cc: Blueprint