

From: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>
Sent: 07 April 2015 10:25
To: Matthew Phillips; planning_admin
Cc: Ellis, Matthew; Emma Broad
Subject: Outline application for 365 dwellings and retail unit - Home Farm, Gresford Road, Llay, LL12 0NW - P 2014/0905. GCN mitigation statement (NRW reference NT/2014/116573)

Dear Mathew,

Thank you for consulting us on the GCN mitigation statement for the above application.

Bats

Emma Broad (Ecologist, WCBC) comments in respect of bats are understood to be

“In respect of bats, given that this is an outline application with no specific details of layout, I would suggest that the bat issue is dealt with at reserved matters stage. The majority of mature trees within the site, and therefore bat roost potential, are located at the site boundaries. As such provided a sensitively designed detailed scheme ensured that the trees with the best bat roost potential are retained, then it should be possible for the scheme to proceed without significantly impacting upon bats. I believe that this could be dealt with by conditions attached to an outline planning permission.”

In our view, as informed by the above, the proposal will not be detrimental to the maintenance of the Favourable Conservation Status of bat populations at this locality.

We therefore concur with the view expressed by Emma Broad.

Great Crested Newt

We concur with the approach submitted by the applicant.

We note points raised in respect of the provision of a compensation areas. This issue will need to be effectively considered and addressed by the applicant.

We suggest that an appropriate scheme will include the identification and dedication of a ‘compensation’ area together with its long term security, management, surveillance and wardening. Material to the effectiveness of any long term mitigation scheme is the effective provision of resources. Consideration should therefore be given to the utilization of index-linked ground rent service charges to ensure the availability of resources for management, surveillance and wardening in the long term.

We recommend that the requirements for the provision of a compensation area and its long terms management will therefore need to be subject to planning condition and obligations.

We will be pleased to supply further advice if requested.

We also look forward to providing further input into the surface water drainage for the proposal, when the information becomes available, as noted within the agent’s email 2nd April.

Kind regards,

Gareth Thomas

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]

Sent: 31 March 2015 10:22

To: Thomas, Gareth; Ellis, Matthew

Subject: FW: Home Farm, Llay, P 2014/0905. GCN mitigation statement (NRW reference NT/2014/116573/01-L01)

Gareth/Matthew,

In response to NRW's consultation response of 9th of January the attached has been produced in consultation with Emma Broad. Please see Emma's response below.

In respect of bats, given that this is an outline application with no specific details of layout, I would suggest that the bat issue is dealt with at reserved matters stage. The majority of mature trees within the site, and therefore bat roost potential, are located at the site boundaries. As such provided a sensitively designed detailed scheme ensured that the trees with the best bat roost potential are retained, then it should be possible for the scheme to proceed without significantly impacting upon bats. I believe that this could be dealt with by conditions attached to an outline planning permission.

I would be grateful for your comments.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Emma Broad

Sent: 27 February 2015 16:36

To: Matthew Phillips

Subject: FW: Home Farm, Llay, P 2014/0905. GCN mitigation statement

This is fine as a strategy but we will need to condition a great crested newt method statement and mitigation management plan.

Emma

Emma Broad
Ecology Officer

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16 Lord Street Wrexham
www.wrexham.gov.uk
www.twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil



From: amber@mca.uk.com [<mailto:amber@mca.uk.com>]
Sent: 27 February 2015 13:12
To: Matthew Phillips; Emma Broad
Cc: mike@mca.uk.com; 'Catherine Traynor'
Subject: RE: Home Farm, Llay, P 2014/0905. GCN mitigation statement

Sorry,

With attachment!

Kind Regards

Amber Johnson

Associate

For and on behalf of
michael cunningham architects

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 27 February 2015 12:40
To: amber@mca.uk.com; Emma Broad

Cc: mike@mca.uk.com; 'Catherine Traynor'

Subject: RE: Home Farm, Llay, P 2014/0905. GCN mitigation statement

Amber,

There was not attachment.

Regards

Matthew

From: amber@mca.uk.com [<mailto:amber@mca.uk.com>]

Sent: 27 February 2015 12:05

To: Emma Broad; Matthew Phillips

Cc: mike@mca.uk.com; 'Catherine Traynor'

Subject: Home Farm, Llay, P 2014/0905. GCN mitigation statement

653.D.17

27.02.15

Dear Emma / Mathew

Home Farm, Llay
P 2014/0905

Following on from our recent conversations, please find attached a general mitigation strategy for Great crested Newts.

I hope this is sufficient to address your concerns, but please don't hesitate to contact me if you require any more information.

Kind Regards

Amber Johnson

Associate

For and on behalf of
michael cunningham architects

www.mca.uk.com



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