

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref: P/2016/0482

21/06/2016

Dear Sir/ Madam,

**UNIT B SPECTRUM BUSINESS PARK, WREXHAM INDUSTRIAL ESTATE
PROVISION OF NEW DEPOT FACILITY INVOLVING REMODELLING AND
REFURBISHMENT OF EXISTING BUILDING TO PROVIDE OFFICE
ACCOMMODATION INCLUDING FIRST FLOOR OFFICES, TRAINING CENTRE,
WAREHOUSE STORES AND WORKSHOPS**

Thank you for consulting Natural Resources Wales regarding the above proposal. NRW has the following comments:

Natural Resources Wales brings together the work of the Countryside Council for Wales, Environment Agency Wales and Forestry Commission Wales, as well as some functions of Welsh Government. Our purpose is to ensure that the natural resources of Wales are sustainably maintained, used and enhanced, now and in the future.

Natural Resources Wales has no objection to the scheme.

Protected Species

As there are Bat and Great Crested Newt records locally, we recommend that your Authority screens the application to see if there is a reasonable likelihood of protected species being present and the need for a survey in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2).

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Any development that would contravene the protection afforded to bats under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

- i. There is no satisfactory alternative and

- ii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. In addition,
- iii. The development works to be authorised must be for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Please consult us again if the survey finds that bats are present at the site. In the meantime, we cannot confirm that the proposal would not harm or disturb bats, or a breeding site or resting place used by bats. Therefore, nor can it be confirmed that the proposal would not be detrimental to the maintenance of a population of bats a favourable Conservation status in its natural range.

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on 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 sincerely,

Joy Evans

Joy Evans
Development Planning Advisor
Development Planning Advisory Service
E-mail: joy.evans@cyfoethnaturiolcymru.gov.uk
Tel: 03000 65 5236