

Susan Davies

From: Matthew Phillips
Sent: 12 January 2016 09:47
To: planning_admin
Subject: FW: P/2015/0382 - Land off North Road, Ponciau - NRW Response NRW:00960350

NRW response

From: North Planning [<mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk>]
Sent: 12 January 2016 09:46
To: Matthew Phillips
Cc: Ellis, Matthew
Subject: RE: P/2015/0382 - Land off North Road, Ponciau - NRW Response NRW:00960350

Matthew,

The objection only related to Protected Sites, and therefore we no longer have an objection to the application, although we have strongly recommended that a surface water disposal scheme is developed before any permission is granted, for which we will respond to you on the further information that you sent to us yesterday.

Kind regards,

Gareth

----- Original Message -----

From: Matthew.Phillips@wrexham.gov.uk
Received:
To: North planning; North Planning Mailbox Queue
Cc: Ellis Matthew; Emma Broad; Emma.Broad@wrexham.gov.uk; Matthew Ellis; Matthew Ellis; Matthew Ellis
Subject: P/2015/0382 - Land off North Road, Ponciau - NRW Response NRW:00960350

Gareth,

Can you confirm that the objection to the application in the initial letter was only in connection with the SAC impact concerns?

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: North Planning [<mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk>]
Sent: 11 January 2016 10:00
To: Matthew Phillips
Cc: Emma Broad; Ellis, Matthew
Subject: P/2015/0382 - Land off North Road, Ponciau - NRW Response NRW:00960350

Matthew,

Thank you for forwarding the comments on the above application from your ecologist. We have now discussed the case further with Emma Broad.

As discussed, we stated that we consider both direct and indirect impacts when assessing schemes.

Direct impacts include those associated with loss, damage or severance to habitats used for foraging, sheltering, hibernation or dispersal purposes.

Indirect impacts are those as stated in our original response, ie those impacts associated with recreation and increases in population size that associated with increases in the number of dwellings (located within a defined geographical distance (normally 1km) away from the boundary of the SAC.

Although this application is within the 1km zone of influence, from discussion with Wrexham's Ecologist there is an existing open space located close to the boundary of the application site. The use of this facility will, in this case, effectively address any indirect impacts associated with this proposal. Consequently, issues associated with the SAC have, in effect, been addressed.

We therefore amend our advice in respect of ecology in this case, and remove our initial objection. This means that our advice in respect of ecology accords with that of Wrexham's Ecologist.

Our comments on the surface water drainage scheme, which you forwarded this morning, will follow in due course.

Kind regards,

Gareth Thomas
Development Planning Advisor, NRW
0300 065 3786

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