



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-10309-X7X6
Eich cyf/Your ref: P/2015/0668

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

Date: 17th September 2015

Dear Ms Holman,

**Demolition Of Former Public House, Erection Of New Building/Workshop For Garaging Of Vehicles In Connection With Adjacent Funeral Parlour, Construction Of Staff Parking And Boundary Walls
White Hart Inn, High Street, Pentre Broughton, LL11 6AG**

Thank you for consulting us on the above application, which we received on the 9th September 2015.

We have no objection to the application, but have the following comments:

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). Bats utilise trees with certain features for roosting/resting sites as well as using linear features such as hedgerows and forests for foraging and migrating.

NRW is satisfied that the bat survey has been carried out to an acceptable standard. The report states that there was no evidence that the structures/trees were currently being used as bat roosts. However, as the development area is adjacent to a river corridor, as mentioned above, bats may utilise this linear feature for foraging and migrating. As the development will result in increased light and noise in the area, bats may be adversely affected. We recommend that the design incorporates features to avoid direct lighting and reduce ambient lighting of this woodland, such as:

- directional street lighting
- sensor fitted lighting (to avoid lighting areas not in use)
- use of street level lighting (such as lit bollards)

Your 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. We would also recommend that if permission is granted, and the development has not begun within a reasonable period of time, that the site is resurveyed for bats.

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Drainage from any areas used for servicing, washdown or waste storage purposes must drain to foul sewer. Should there be any change in the proposed method of surface water or foul sewage disposal, then NRW would require reconsultation.

To conclude, in our opinion, the development as proposed in its current form is unlikely to have an adverse effect on the interests listed above. NRW does not object to the proposal.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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cc: Lawray Architects