

Gail Bather

From: Sharon Holman
Sent: 09 June 2014 09:39
To: planning_admin
Subject: FW: P/2014/0178 - Glendyke, Bromfield Street, Johnstown

civica - dis of cond, ecology submission

From: Sharon Holman
Sent: 09 June 2014 09:32
To: 'Chris Lloyd'
Subject: RE: P/2014/0178 - Glendyke, Bromfield Street, Johnstown

Thank you Chris.

Please accept this email as formal written approval of your chosen ecologist. I will update the planning file and discharge the conditions accordingly.

Kind regards
Sharon

From: Chris Lloyd [<mailto:chrislloyd678@googlemail.com>]
Sent: 08 June 2014 19:58
To: Sharon Holman
Subject: Re: P/2014/0178 - Glendyke, Bromfield Street, Johnstown

Sharon,

Please find details of the ecologists which will be on site on Tuesday 10/06/14 to conduct a tool box talk with our builders which cover conditions 5 and 6 of our planning approval. This council approved ecologist can be found on your recommended website.

Jim Grundy ACIEEM
ces Ecology,
Bickley Hall Farm,
Bickley,
Malpas,
Cheshire,
SY148EF
01948 820229
07972518725

If you have any issues with regards to this chosen ecologist, please can you inform me before this date so that no more cost is added to our project.

Regards,

Chris Lloyd

On 27 May 2014, at 15:28, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Chris,

As promised, please see the attached list of recommended ecologists. You need to choose one and confirm their name for me so that I can discharge the condition no.5. If they have any queries you can always give them my number and I will speak to them and clarify any points they might have.

The ecologist should then provide all on site workers/contractors with a tool box talk on the identification of Great Crested Newts so they know what to avoid in the course of the construction works. All trenches, ditches or holes (should there be any) should be covered and sealed overnight to prevent accidental capture or killing of Great Crested Newts. This will also cover things such as partially completed brickwork etc, storage of build materials etc. to again avoid accidental capture. This toolbox talk could be provided by the ecologist in written form and I have attached a standard example.

I did view that some works had taken place when I made my first visit to your property on 31 March 2014 (to establish the impact upon the neighbouring property and put up the site notice) as this area is visible from the left hand side of the frontage of your property. I could not though establish what stage you were at or whether any further brickwork was to be removed. You saw me on my second site visit on 23 April 2014 when I viewed your property from the rear, as this was more about assessing the visual impact from outside of the site.

I assure you that this is not a money making scheme but is standard practice where there are concerns in relation to habitat protection. Your dwelling is within 25m of Johnstown Newt Site Special Area of Conservation. As such there is a reasonable likelihood that great crested newt, a mobile feature of the SAC will be present within the curtilage of the site.

It is within our remit to request a full phase one habitat survey of a development before planning permission is granted in order to establish whether there are any newts on site. This can prove quite costly and cause delays, and for a minor development such as this we try to reduce the cost to the applicant by attaching a condition to ensure that contractors are made aware of what to look for and how to react if a great crested newt is discovered. It is after all a criminal offence to cause harm to a protected species even where (as in most cases) this is accidental.

I hope this clarifies the position, however if you would like to discuss the matter further my manager is Mr David Williams and his telephone is 01978 298775.

Regards
Sharon

Sharon Holman
Planning Officer/Swyddog Cynllunio



01978 298779



Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG



Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



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