



Cyngor Cefn Gwlad Cymru Countryside Council for Wales

CADEIRYDD/CHAIRMAN: MORGAN PARRY

Anfonwch eich ateb at/Please reply to:

Mr G J Davies

Ffôn/Tel: 01352 706600 Ffacs/Fax: 01352 752346

Ebost/Email: gt.davies@ccw.gov.uk

PRIF WEITHREDWR/CHIEF EXECUTIVE: ROGER THOMAS

Rhanbarth y Gogledd – Swyddfa' r Wyddgrug

North Region – Mold Office

Glan y Nant, Uned 19 / Glan y Nant, Unit 19

Parc Busnes Yr Wyddgrug / Mold Business Park

Ffordd Wrecsam / Wrexham Road

Yr Wyddgrug / MOLD

Sir Y Fflint / Flintshire CH7 1XP

Mr Lawrence Isted
Head of Community Well-being and
Development
Wrexham County Borough Council
Lambpit Street
WREXHAM
LL11 1AR

Ein cyf/Our ref: GD/MMJ/SJ342553/1610894

Eich cyf/Your ref: SJG/P/2011/0808

For the attention of Simon Greenland



11th November 2011

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990

PROPOSAL: Erection of triple garage with garden shelter below

LOCATION: Gresford Lodge, Singrett Hill, Llay, Wrexham

Thank you for your letter dated 8th November 2011 referring to the above proposals.

In discharging its functions under section 130 of the Environmental Protection Act 1990, the Countryside Council for Wales champions the environment and landscapes of Wales and its coastal waters as sources of natural and cultural riches, as a foundation for economic and social activity, and as a place for leisure and learning opportunities. We aim to make the environment a valued part of everyone's life in Wales.

CCW has no objection to the proposals in principle provided some possible impacts are avoided. In our opinion, as explained below, the proposals may affect the following sites or features:

Otters

However, we consider the proposal would avoid those effects provided certain measures are implemented. Our detailed comments are as follows:

Protected Sites

The application site lies adjacent to the Afon Alyn, which is a tributary of the Afon Dyfrdwy (River Dee) Site of Special Scientific Interest (SSSI) and the River Dee and Bala Lake (Afon



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1610894 WCC Gresford Lodge, Singrett Hill, Llay 11 11 11

Prif Swyddfa/Headquarters

MAES-Y-FFYNNON, PENRHOSGARNEDD, BANGOR, GWYNEDD LL57 2DW FFÔN/TEL: 01248 385500 FFACS/FAX: 01248 355782

<http://www.ccw.gov.uk>

Dyfrdwy a Llŷn Tegid Special Area of Conservation (SAC). A feature of these sites are otters, which themselves are a European protected Species. As a tributary of the River Dee, any otters utilising the Afon Alyn may be considered a part of the River Dee otter population. Furthermore, CCW have otter records within 80m of the application site. In view of this, we recommend that the applicant is conditioned to submit Reasonable Avoidance Measures (RAMs) in respect of otters, to the satisfaction of the LPA. Such measures would include the implementation of a screen/buffer between the works site and the river to ensure riparian habitats are protected and measures to ensure that the works area, including all machinery, should be secure at night to ensure otters do not become entrapped. Adequate measures should also be implemented to ensure that no materials or run-off associated with the works enters the Afon Alun during works.

The application site is not located within the boundaries of any statutory protected landscapes.

Protected Species

Other than otters, CCW believe the proposals are unlikely to be detrimental to the maintenance of the favourable conservation status of any statutory protected species.

Please note we have not considered possible impacts on all local or regional interests. Therefore, you should not rule out the possibility of adverse impacts on such interests, which would be relevant to your Authority's general duty to have regard to conserving biodiversity, as set out in section 130 of the Natural Environment and Rural Communities (NERC) Act (2006).

This advice includes any consideration of the planned provision of "linear" and "stepping stone" habitats as defined in Article 10 of the Habitats Directive

To conclude, CCW would only object to the proposal if the applicant is unable to avoid the possible adverse effects detailed above. We can confirm our advice when those points are confirmed.

Please do not hesitate to contact us should you require any further information or clarification regarding any of the above.

Yours faithfully

PP **Mr G J Davies**
North Region Casework Officer
Casework Team