

Mc Dyre and Co.
18 Church Street
Frodsham
Cheshire
WA6 6QL

MP/P/2005/1219
02 October 2007
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sirs

Extension to range of use of current permitted storage areas to include the storage of imported tiles, plant and mobile offices
Dennis Ruabon Tiles Limited Hafod Tileries Hafod Wrexham

I refer to you letter dated 10 September 2007 and the ecological report submitted with it.

I have been advised by the Countryside Council for Wales (CCW) that the report is not satisfactory. A copy of the response received from CCW is enclosed. On the basis of this advice I am unable to agree that the requirements of condition 02 of the planning permission have been met, therefore development may not commence.

Yours faithfully



for Chief Planning Officer

Enc.



Cyngor Cefn Gwlad Cymru Countryside Council for Wales

- 1 001 2007

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CADEIRYDD/CHAIRMAN: JOHN LLOYD JONES OBE
Anfonwch eich ateb at/Please reply to:

Matthew Ellis
Ffôn/Tel: 01352 706600 Ffacs/Fax: 01352 752346
Ebos/Email: m.ellis@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
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Lawrence Isted
Chief Planning Officer
Wrexham County Borough Council
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PO Box 1290
Wrexham
LL11 1WL

Ein cyf/Our ref: ME/LB/SJ24.7.12
Eich cyf/Your ref: P/2005/1219

26 September 2007

For the attention of Mr Matthew Phillips

Dear Sir

Town and Country Planning 1990
Planning Application Reference No: P/2005/01219

Proposal: Extension to range of use of current permitted storage area to include the storage of imported tiles, plant and mobile office

Location: Dennis Ruabon Tiles Limited, Hafod Tileries, Hafod, Wrexham

Thank you for your letter of 18 September 2007 seeking our advice in relation to the above planning proposal. Furthermore, thank you very much for forwarding background details in respect of the above proposal.

We wish to confirm that we consider the submission of the great crested survey and mitigation scheme to be unsatisfactory for the following reasons:

- (i) The submission fails to consider the presence of great crested newt population within in the fire pond located at grid reference SJ310462. This was the pond specifically referred to in paragraph 2 of our letter dated 20 December 2005;
- (ii) The submission fails to consider the implications and issues in respect of the inclusion of land designated as SSSI and SAC within the boundary of the application site;
- (iii) The submission fails to consider the presence of other species of amphibian;

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Prif Swyddfa/Headquarters

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

- (iv) The submission is based on two no. site visits, one of which was undertaken at a time of year when individuals would be expected to be either dormant or in hibernation. Consequently, we consider there is insufficient or inadequate scientific information to substantiate that great crested newts or their habitat will not be affected by the proposal;
- (v) The submission fails to consider the advised need for a Regulation 44 (2) (e) licence issued by the Welsh Assembly; and
- (vi) The submission fails to include any form of avoidance measures and/or mitigation proposals. Based on our own scientific information, we consider that amphibians (including newts) and/or their respective resting places are likely to be impacted by the implementation of the proposal.

To conclude, we therefore consider the submission in respect of Condition No. 2 to be unsatisfactory. We therefore advise against Condition 2 being discharged at this time.

Please do not hesitate to contact us if you require further information on the above.

Yours faithfully



Matthew Ellis
Regional Species & Biodiversity Officer
North Wales