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Wrexham County Borough Council,
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20/04/2021

Dear Sir/Madam,

PROPOSAL: APPLICATION FOR RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2020/0059 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) - ERECTION OF 70 DWELLINGS

LOCATION: VACANT PLOT OF LAND OPPOSITE, BRYN GWENFRO, TANYFRON, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 26/03/2021.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you include the following documents within the condition identifying approved plans and documents on the decision notice:

- Jenkins, L. (2021). Heritage Way. Brymbo: Ecological Assessment. TEP. Unpublished.
- Woolston, R. (2021). Heritage Way. Brymbo: Ecology Reasonable Avoidance Measures Method Statement (RAMMS). TEP. Unpublished.

Protected Species

We have reviewed the following two submissions:

- Jenkins, L. (2021). Heritage Way. Brymbo: Ecological Assessment. TEP. Unpublished.
- Woolston, R. (2021). Heritage Way. Brymbo: Ecology Reasonable Avoidance Measures Method Statement (RAMMS). TEP. Unpublished.

Bats and Great Crested Newts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. Furthermore, we advise that the proposed development is not likely to harm or disturb the Bats or Great Crested Newts, or their breeding sites and resting places at this site, provided the avoidance measures described in the Ecological Assessment and Ecology Reasonable Avoidance Measures Method Statement are implemented.

The ecological reports must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Foul Drainage and Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphate levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. We also issued [Interim Planning Advice](#), which gives specific advice in respect of foul drainage arrangements for new developments.

As such, we refer you to our [Interim Planning Advice](#) and confirm that provided this guidance is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully,

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales