

Cerys Jones

From: Sharon Holman
Sent: 16 July 2021 09:35
To: Cerys Jones
Subject: FW: P/2021/0560 Trevor Wharf

Importance: High

Cerys,

Please add the ecology response below to the civica file and index as 'Internal Consultation Response –web'

Kind regards

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer

Cynllunio a Rheoleiddio / Planning and Regulatory



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From: Emma Broad <Emma.Broad@wrexham.gov.uk>
Sent: 15 July 2021 12:02 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2021/0560 Trevor Wharf

The submitted ecology report is not of sufficient standard to support this application.

The background data search has been carried out using a system only relevant in England and not the local records centre Cofnod which contains the local wildlife site and protected species information for North Wales. There are numerous other references to English policy and Natural England which is irrelevant with Wales. The lack of sufficient background data has led to numerous assumptions not backed up by data or sufficient survey.

Bats – the PRF survey appears to have been carried out by a surveyor without the relevant licence for disturbing bats in Wales. I can't see that any bat activity surveys have been completed, this is needed to assess the site for foraging and commuting bats.

Otters – Otters are known to use this site (which should have been picked up by an adequate background data search). Otters are also a mobile feature of the River Dee SAC, and therefore work in this location has the potential to impact on the SAC. There has been no consideration to this.

Birds – no work has been carried out.

Impact on the SAC – in addition to a potential impact on otters there is a risk of pollution to the River Dee arising from the proposed operation. The application will require a HRA but no information to enable this to be carried out is included.

The applicant should be aware that every approved planning permission in Wales should result in a net benefit for biodiversity. There are no proposed mitigations or enhancements included in the proposals.

The application is contrary to policy and PPW, it should be refused or withdrawn until sufficient supporting evidence has been submitted.

Emma

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 14 July 2021 10:41

To: Emma Broad <Emma.Broad@wrexham.gov.uk>

Subject: FW: P/2021/0560 Trevor Wharf

Hi Emma,

Could I have your comments on this application please? JB's comments below for your info.

Thanks

Sharon

From: Jon Brewin <Jon.Brewin@wrexham.gov.uk>

Sent: 14 July 2021 10:30 AM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: RE: P/2021/0560 Trevor Wharf

Hi Sharon,

Whilst in general I would support this project and some of the benefits it would bring to the marina, I have concerns that the spatial constraints on site restrict both adequate mitigation for the proposed tree loss and achievement of the desired 20% increase in canopy cover required in accordance with WCBC Tree and Woodland Strategy. There are overall concerns as to whether or not the development achieves a net gain in Biodiversity.

Regards

Jon Brewin

Swyddog Caeddyddiaeth ([Chynllunio](#)) / Arboricultural Officer (Planning)

Cynllunio a Rheoleiddio / Planning and Regulatory



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