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LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

20/04/2021

Dear Sir/Madam,

PROPOSAL: DISCHARGE OF CONDITIONS OF PLANNING PERMISSION P/2020/0100 - 5 (LANDSCAPING), 7 (MATERIAL SAMPLES), 8 AND 10 (HIGHWAYS), 11 (DRAINAGE), 12 (LIGHTING), 13 (ECOLOGY) AND 14 (TREES)

LOCATION: LAND TO THE NORTH OF HANMER ARMS, HANMER VILLAGE ROAD, HANMER, WHITCHURCH

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information regarding the above, specifically Condition 13, which we received on 09/04/2021.

We maintain our concerns regarding the information submitted to discharge Condition 13. We do not recommend your Authority discharges Condition 13 for the following reasons.

Protected Species

We have reviewed the following supporting information:

- Schofield, C.; 2020; Letter headed 'Condition 13 GCN Mitigation Measures – Land at Hanmer Arms, Hanmer'; Enzygo
- Emails from C. Schofield, dated 08/04/21 and 19/04/21.

We note that the applicant is seeking agreement that the details which have been submitted are appropriate and proportionate considering the absence of Great Crested Newt (GCN) within a 500m radius of the site. However, our advice is based on the wording of Condition 13, which reads as follows:

“Prior to commencement of development, full details of the Great Crested Newt Mitigation Plan shall be submitted to and approved in writing by the Local Planning Authority. The

report shall include an Ecological Method Statement demonstrating / identifying any measures of protection / compensation / mitigation and demonstrate management in the short or long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed”.

Therefore, we advise that the following information is required in order to discharge Condition 13, as it currently stands.

The submission of further details and associated plans concerning Great Crested Newt avoidance and mitigation measures including, but not limited to:

- fence design (specifications and locations);
- details of timing, phasing and duration of construction activities and conservation measures;
- timetable for implementation demonstrating that works are aligned with the proposed development;
- Ecological Compliance Audit (including key performance indicators);
- persons responsible for implementing the works;
- considerations of access issues and monitoring and maintenance requirements;
- proposed timescales and reporting requirements.

In addition to a Biosecurity Risk Assessment as referred to in our response letter dated 09/03/2020 (our ref: CAS-109256-Y8X9), we also require the submission of a long-term site management plan that includes:

- defined aims and objectives;
- habitat management prescriptions;
- licensing requirements for undertaking habitat management and surveillance; and
- proposed dates for updating or revising the management plan.

However, if Condition 13 were proposed to be amended/varied at the applicant's request, we would be pleased to provide further comment on submissions that accord with the discharge of an amended/varied condition. Without prejudice to any party, we consider that a proposed approach based on proportionate, non-licensed avoidance measures during construction and habitat provision (creation and enhancement together with its long-term management) would likely be satisfactory for the purposes of this application.

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

Yours faithfully,

Chris Jones

Uwch Gynghorydd - Cynllunio Datblygu / Senior Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales