

Cerys Jones

From: Mared Rees-Jones
Sent: 22 April 2021 11:36
To: planning_admin
Subject: FW: P/2020/0554 - Land To The North Of Hanmer Arms - NRW Response NRW:07140921

Please add correspondence to file

Mared Rees-Jones
Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory



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From: North Planning [mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk]

Sent: 09 April 2021 14:03

To: Emma Broad; Mared Rees-Jones

Subject: FW: P/2020/0554 - Land To The North Of Hanmer Arms - NRW Response NRW:07140921

Dear Emma and Mared,

I have brought the email below from the Ecological Consultant working on the proposed scheme at Hanmer Arms, Hanmer (Wrexham Council reference P/2020/0554) to the attention of our Protected Species Team. Our associated response is attached for ease of reference. They have confirmed that our advice and subsequent response to the consultation was based on the submission of a scheme to discharge this specific condition (13, quoted below):

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.

Our Protected Species Team have commented:

"If the condition is proposed to be amended then we will provide further comment on submissions that accord with the discharge of any amended condition. Without prejudice to any party we consider an alternative approach could be based on proportionate non licenced avoidance measures during construction and habitat provision (creation and enhancement together with its long-term management).

The LPA may wish to consider the provisions of Section 6 of the Environment(Wales) Act 2016, provisions of Planning Policy Wales (Edition 11) and the aims of the Habitats Directive under Article 2 (2) in its deliberations."

We would be grateful if you could confirm if you are in agreement with this position before Natural Resources Wales respond in full. Please note I will be away from the office after today therefore we would be grateful if you could respond to this North Planning mailbox.

Thank you for your time and kind regards,

Tristan

Tristan Williams

Cynghorydd Cynllunio Datblygu / Development Planning Adviser

Cyfoeth Naturiol Cymru / Natural Resources Wales

Yn sgil y datblygiadau diweddaraf rwy'n gweithio gartref ar hyn o bryd ac felly nid mewn cyswllt ar y ffôn. Os oes angen i chi gysylltu, anfonwch e-bost ataf os gwelwch yn dda a byddaf yn ymateb cyn gynted â phosib /In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

Maes y Ffynnon, Bangor, Gwynedd, LL57 2DW

Siaradwr Cymraeg

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

----- Original Message -----

From: Chris Schofield <chris.schofield@enzygo.com>;

Received: Thu Apr 08 2021 13:32:42 GMT+0100 (British Summer Time)

To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;

Cc: Mared Rees-Jones <mared.rees-jones@wrexham.gov.uk>; mark@carltonholdings.co.uk; rlpp@sky.com;

Subject: P/2020/0554 - Land To The North Of Hanmer Arms - NRW Response

FAO Tristian Williams

We are the Ecological Consultant working on the proposed scheme at Hanmer Arms, Hanmer (Wrexham Council reference P/2020/0554) for which you have recently provided the attached response objecting to the discharge of Condition 13 of the application, and requesting additional information in relation to Great Crested Newt mitigation and habitat management.

I am hoping that we can revisit and confirm the details of the survey and assessment in relation to GCN, and the subsequent proposed proportionate mitigation requirements to enable the discharge of this condition.

Great Crested Newt surveys were undertaken in 2018 (Life & Wild, 2018) confirming no GCN breeding ponds within an unobstructed 500m radius. As such, in accordance with current guidance there is no requirement for any NRW licence or detailed mitigation scheme in order to offset any potential impacts on the species, its habitats or to maintain the favourable conservation status. However, there are records of GCN in the wider landscape including 780m south-west, and as such precautionary non-licensed reasonable avoidance measures were recommended. These have been proposed as best practice to minimise the already negligible risk of the killing/injury of GCN or destruction of their habitats even further. Considering the survey findings it is confirmed that a NRW licence would be entirely inappropriate in this instance, and that any requirement for habitat management plans or detailed mitigation measures including monitoring requirements, compensatory habitat, timing considerations, fencing and reporting would be disproportionate considering the absence of GCN within a 500m radius and the negligible potential impacts anticipated.

These details, including the precautionary reasonable avoidance measures and additional enhancements such as deadwood pile creation, have been presented within the attached letter to support the discharge of Condition

13. We do not agree with the conclusions of your recent consultation and the expectation for further detailed mitigation measures considering the identified nature and scale of impacts.

I ask that you please review the proposals and the submitted GCN survey information, confirming that GCN are absent at all ponds within 500m, and that as a result a proportionate requirement would be for best practice reasonable avoidance measures such as those submitted within the Condition 13 letter. In accordance with current guidance, it cannot be justified or proportionate for further detailed mitigation requirements or habitat management plans. There is no requirement or justification for the maintenance of compensatory GCN habitats or monitoring considering the absence of any significant impacts.

If there are any other reasons for this additional information being requested which we are unaware of, please can you clarify and let us know as soon as possible?

This matter remains the only outstanding issue which is preventing progress of the scheme in to which there has been considerable survey effort and reporting considering the nature and scale of the proposals, so your immediate attention on the matter would be greatly appreciated.

On this basis, we would anticipate retraction of the previous statements requesting licensing details, further mitigation, habitat management and monitoring etc., and confirmation that no further information is required to support the discharge of Condition 13 of the application.

Please do not hesitate to get in touch if you wish to discuss or have any queries on the information provided.

Kind Regards

Chris Schofield MSc BSc (Hons) ACIEEM
Senior Ecologist



COVID-19 STATEMENT

Please be advised that Enzygo is continuing to operate and provide services to our clients whilst following Government and WHO guidelines. All staff can homework with access to our IT and phone systems which will provide minimal disruption to our service, but we appreciate your understanding if some communications are delayed.

Enzygo Ltd,
Offices in Bristol, Sheffield and Manchester

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