

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

01/04/2021

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 above, which we received on 22/03/2021.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges condition 13 for the following reasons.

We have no objection to the discharge of condition 11 and no comments in respect of conditions 5, 7, 8, 10 and 14.

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

We do not believe this submission is satisfactory for the purposes of discharging condition 13 as 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.

We advise the following is required in order to discharge condition 13.

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.

We have also reviewed the Landscape Plan (uploaded to your website on 26/03/2021) and note that there are no SuDS features that would function as retention or detention ponds. If water bodies are constructed for species conservation and/or surface water management purposes or long-term Great Crested Newt monitoring we advise that all ponds be added to the Wales Great Crested Newt Monitoring Scheme (see <https://www.cofnod.org.uk/LinkInfo?ID=7>) with individuals/bodies being identified as being responsible for monitoring and reporting works. Methodology should include biennial abundance counts and Habitat Suitability Index (HSI) assessments. Each water body should be individually numbered on site. In respect of biennial surveillance, frequency of monitoring visits should be increased in the event of fish and or aquatic invasive non-native species being detected.

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,

Tristan Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales