

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

06/04/2021

Dear Sir/Madam,

**BWRIAD / PROPOSAL: CODI STABLAU, MENAGE, SHELTER CAE A FFURFIO TRAC
YMARFER A PADDOKS / ERECTION OF STABLES, MENAGE, FIELD SHELTER AND
FORMATION OF EXERCISE TRACK AND PADDOKS**

LLEOLIAD / LOCATION Stone Bridge House, Eyton, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 22/12/2020.

We continue to have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met. Otherwise, we would object to this planning application.

Requirement 1: Protected Species: We advise that further information is required to assess the extent of adverse effects on Great Crested Newts (GCN) and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Protected Species

Great Crested Newts (GCNs)

We note that the ecological report submitted in support of the above application (Preliminary Ecological Appraisal: Land at Stone Bridge House, Eyton, Wrexham: Pearce Environment Ltd. Jan 2021) has identified that GCN are present at the application site. However, we advise that the PEA report has insufficient information to assess the need for avoidance /

mitigation measures. GCNs and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

Only limited proposals concerning habitat creation and enhancement have been included in the report. The report also states three standing waterbodies were found within 250m of the site, no further survey or Habitat Suitability Index (HSI) assessment with regard to great crested newts was undertaken owing to lack of access. For the reasons above, we advise that a precautionary approach is adopted.

Requirement 1: Protected Species: We advise that further information is required to assess the extent of adverse effects on the GCN and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

A Precautionary Conservation Scheme should be submitted that includes:

- Mitigation/Compensation Measures including details of GCN fencing.
- Reasonable Avoidance Measures.
- A site management scheme.
- Biodiversity Risk Assessment.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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.

Advice for the Developer

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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

Yours faithfully

Rhys Jones

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales