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07/01/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DISCHARGE OF CONDITIONS 5 (BOUNDARY TREATMENTS), 7, 9 AND 10 (ECOLOGY), 11 (LANDSCAPING), 16 (DRAINAGE) AND 19 (DELIVERY PLAN) OF PLANNING PERMISSION

LLEOLIAD / LOCATION: 2 ELM POINT, ABBEY ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM (DOC 5,7,9,10,11,16,19)

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 17/12/2020.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges conditions 9 and 10 for the reasons set out below. We have no objection to the discharge of Condition 7 and have no comments to make on Conditions 5, 11, 16 and 19.

Great crested newt monitoring

The applicant has submitted the document entitled "Wrexham Industrial Estate, Discharge of Planning Condition 9 For Monitoring of Great Crested Newts".

Condition 9 states, "no part of the development shall commence until a long-term surveillance scheme, which accords with the online Wales GCN monitoring scheme, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as is approved shall be fully implemented".

The submission proposes a 10 year monitoring period. This proposed duration is not acceptable given the importance of the population of great crested newts within the Wrexham Industrial Estate. We advise the minimum duration should be 25 years.

Landscape and Ecological Management Plan

The applicant has submitted the document entitled “Land off Abbey Road, Wrexham Industrial Estate, Wrexham: Landscape and Ecological Management Plan” for the purposes of discharging Condition 10.

Condition 10 states: No part of the development shall commence until a scheme of long term measures to protect the extent, integrity and functionality of the compensation area has been submitted to and approved in writing by the local planning authority. The scheme as is approved shall be fully implemented.”

The management plan identifies ecological features of the site including great crested newt.

Following a review, the management plan does not:

- define specific objectives for these features.
- define specific derogation licencing requirements for conservation management.
- identify contingency prescriptions if monitoring does not deliver target objectives.
- identify competency requirements for the body responsible for managing the site.
- consider the implications of changes of tenure or trading status of the current owner of the site.
- consider the implications and remediation measures in the event of site managers of not being appointed
- consider the implications of site managers failing to implement required management following provision of advice from regulatory bodies.
- demonstrate mechanisms that will be undertaken to ensure long term management is implemented (e.g. 25 years plus).
- identify any regulatory or other mechanisms that prevent encroachment including further development into the conservation area.

In these circumstances, the submitted plan is not considered to be satisfactory and we do not recommend your Authority discharges condition 10.

Invasive Non-native Species Method Statement

The applicant has submitted the document entitled “Invasive Non-native Species Method Statement” for the purposes of discharging Condition 7. This document is satisfactory, and we have no objection to the discharge of Condition 7.

Other conditions

We have no comments to make on the following conditions: 5 (Boundary Treatments), 11 (Landscaping), 16 (Drainage) and 19 (Delivery Plan).

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.

Yn gywir / Yours faithfully

Rhys Jones

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