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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

21/10/2020

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 P/2020/0554**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 07/10/2020.

We have significant concerns with the application as submitted. We do not recommend your Authority discharge conditions 5 and 13 for the following reasons.

We have no objection with respect to the discharge of condition 11 and have no comments with respect to discharge of conditions 7, 8, 10, 12 and 14.

Protected Species

Condition 13 of the planning consent states:

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.

The applicant has submitted a letter dated 10 September 2020 from Chris Schofield (Enzygo Ltd) to Carlton Holdings Partnership.

Our observations on the content of the letter are as follows:

- the letter proposes non licensed relocation of amphibians. This would constitute an offence in respect of Great Crested Newt;
- no biosecurity proposals are proposed;
- no detailed compensation area is proposed;
- no long-term management scheme, including plans, aims and objectives, licensing requirements, or monitoring is proposed; and
- no compliance audit scheme is proposed.

We therefore consider the ecological submission to be unsatisfactory in order to discharge conditions 5 and 13.

Foul Drainage

We are satisfied with the proposed drainage strategy which confirms connection to the public sewer, therefore, we have no objection to the discharge of condition 11.

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