

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

31/03/2021

Dear Sir/Madam,

PROPOSAL: DISCHARGE OF CONDITIONS 04 (HABITAT CREATION), 05 (HABITAT MANAGEMENT), 08 (BIO-SECURITY RISK ASSESSMENT) AND 09 (COMPLIANCE AUDIT) OF PLANNING PERMISSION P/2019/0431

LOCATION: TCB HOUSE, CLYWEDOG ROAD, SOUTH WREXHAM INDUSTRIAL ESTATE, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 22/03/2021.

We have no objection to the discharge of conditions 5, 8 and 9 and provide the following advice. We have no comments in relation to condition 4.

Protected Species

Condition 5

5. No part of the development shall commence, to include any site clearance, until a long-term management, surveillance and wardening plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the details as may be approved.

The applicant has submitted the following report:

- Burrows, V. (2021). Tension Control Bolts, Clywedog Road South, Wrexham: Long-term management, surveillance and Wardening Plan. ERAP Consulting Ecologists Ltd. Unpublished

The submission is satisfactory in principle. We would advise that there should be a defined target for the Great Crested Newt (GCN) population. The detail should be provided in an updated long-term site management plan.

The updated long-term site management plan should also consider what happens if surveillance and/or management is not commissioned. The current submission does not include detail in respect of wardening. Again, this detail should be provided in the updated long-term site management plan. We advise that the updated long-term site management plan could be considered with the derogation licence application.

Condition 8 (Biosecurity)

8. No development shall commence, to include a site clearance, until a biosecurity risk assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the detail as may be approved.

We have reviewed the submitted report:

- Burrows, V.; (2021); Tension Control Bolts, Clywedog Road South, Wrexham: Biosecurity Risk Assessment. ERAP Consulting Ecologists Ltd.

We consider this to be satisfactory for the purposes of discharging this condition.

Condition 9 (Ecological Compliance Audit)

9. Within one month of the first occupation of the development hereby approved an ecological compliance audit, carried out by a suitably qualified ecological professional independent of the principal project ecologist, shall be submitted to and approved in writing by the local planning authority.

This document does not appear to have been submitted in support of this application. We would advise that this is incorporated in the derogation licence application.

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