

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

28/01/2021

Dear Ms Rees-Jones,

PROPOSAL: Conversion of outbuilding to annex

LOCATION: Pigeon House, Hanmer, Wrexham SY13 3DS

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 12/01/2021.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following condition and include the following documents within the condition identifying approved plans and documents on the decision notice. Otherwise, we would object to this planning application.

Condition: Protected Species: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.

- Arbor Vitae. Phase 2 Bat Activity - Pigeon House, Pigeon Lane, Hanmer, Whitchurch. October 2020

Protected Species

We note that the bat report submitted in support of the above application (Arbor Vitae. Phase 2 Bat Activity - Pigeon House, Pigeon Lane, Hanmer, Whitchurch. October 2020.) has identified that the following bat species - Soprano and Common Pipistrelles, Brandt's, Myotis and Brown Long Eared Bats are using the building or wider application site.

From the information submitted, we consider that the proposed development represents a higher risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We advise that the proposed development is likely to harm or disturb the bats or their breeding sites and resting places at this site. Therefore, we advise that the below condition

should be attached to any planning permission for this scheme to ensure appropriate avoidance and mitigation measures. Provided those measures are implemented, we do not consider that the proposed development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Condition: Protected Species: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- Build upon the principles outlined in the ecological report (Arbor Vitae. Phase 2 Bat Activity - Pigeon House, Pigeon Lane, Hanmer, Whitchurch. October 2020.)
- Submission of further details including plans for proposed bat roost retention, enhancement or compensation measures
- Details of timing, phasing and duration of construction activities and conservation measures
- Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development
- Actions to be taken in event previously unidentified species of bat are found.
- Measures designed to minimize or prevent incidental capture or killing post construction
- Ecological Compliance Audit, including key performance indicators Persons responsible for implementing the works
- Post construction monitoring and record dissemination for a period of not less than 3 years
- Further details concerning external lighting scheme together with plans illustrating projected bat emergence points and dispersal corridors between bat roost access points and features planned to be functionally used by bats for foraging/dispersal purposes. We advise that proposals accord with Institute of Lighting Professionals/ Bat Conservation Trust Guidance Note 08/18: Bats and Artificial lighting in the UK)

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Conservation Plan is implemented, which protects species affected by the development.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

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

Foul Drainage:

The developer/applicant should ensure that the existing septic tank has sufficient capacity to accommodate any increase in flows from the proposed development.

The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

If the Applicant already holds an exemption / permit, they should check whether the proposed increase in flows would require a further application to be made for a new / varied permit. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

Environmental Management:

All works at the site must be carried out in accordance with PPG6: 'Working at construction

and demolition sites' which are available on the following website:
<https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/guidance-for-pollution-prevention-gpps-full-list/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

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

Yours faithfully

Joy Evans

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