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Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
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LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

09/12/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CONVERSION OF BARN TO RESIDENTIAL AND OFFICE

LLEOLIAD / LOCATION: PLAS GRONO FARM, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 19/11/2020.

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

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

Our advice is as follows.

Protected Species

We note that the bat report submitted in support of the above application (Report:) Cutmore, S. (2020). Building at Bronydd, Quarry Road, Glyn Ceiriog, Llangollen- Building Development: Protected Species Surveys. Stephen Cutmore Arboricultural and Ecological Services Limited has identified that at least one soprano pipistrelle and an individual or small number of Brown Long-Eared bats are present at the 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. We therefore advise that it is carried out under licence.

We advise that any consent is subject to the imposition of conditions in respect of bats. Provided this advice is compliantly implemented, we consider that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of each of the local populations of bat present at this site. Our suggested condition is below:

Condition: Conservation Plan: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

- Build upon the principles outlined in the ecological report (reference Cutmore, S. (2020). Building at Bronydd, Quarry Road, Glyn Ceiriog, Llangollen- Building Development: Protected Species Surveys. Stephen Cutmore Arboricultural and Ecological Services Limited.).
- Submission of further details including plans of proposed compensation measures.
- Submission of further details concerning bat avoidance and mitigation 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.
- Measures to prevent incidental capture or killing of bats post development.
- Actions to be taken in event previously unidentified species of bat are found.
- 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 2 years.
- Further details of the outlined external lighting and internal light spillage 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.

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

We have no objection to the conservation plan including other species considered by the LPA to be material to the planning decision making process.

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.

Great crested newt

We concur with the assessment, conclusions and recommendations in respect of great crested newt. Implementation could be subject to a specific provision of the suggested conservation plan condition.

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

We raise no concerns regarding this matter. However, if a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from us. 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 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.

We advise the applicant that the package treatment plant needs to be sized accordingly to the size of the property and discharge to a suitably engineered soakaway or to a watercourse.

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: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/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.

Yn gywir / Yours faithfully

Rhys Jones

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales