

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

20/10/2020

Dear Madam,

PROPOSAL: DISCHARGE OF CONDITIONS 4 (DUST MANAGEMENT), 5 (SITE LAYOUT), 6 (TRAFFIC MANAGEMENT), 7, 13 AND 14 (ECOLOGY), AND 8 (DRAINAGE) OF OUTLINE PLANNING PERMISSION P/2016/1118

LOCATION: Big Green Farm, Ellesmere Lane, Penley, Wrexham

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

We have significant concerns with the application as submitted. We do not recommend your Authority discharges conditions 7 and 13 for the following reasons.

Protected Species

No details appear to have been submitted with regard to Reasonable Avoidance Measures in respect of Great Crested Newt (Condition 7) and no information with regard to a further survey or a method statement in relation to bats (Condition 13) has been submitted for consideration.

We advise that insufficient information has been submitted and therefore Conditions 7 and 13 should not be discharged until the necessary information is provided.

Biosecurity

We consider that the information submitted in respect of the discharge of Condition 4 (Biosecurity Risk Assessment, 29/7/2020, V1, Erlas Development) is satisfactory and we have no objection to the discharge of this condition.

We have no comment to make on the discharge of conditions 5, 6, 8 or 14, as these are not conditions requested by NRW.

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

Meryl Read

Meryl Read

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