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23/11/2020

Annwyl Syr/Madam / Dear Sir/Madam,

PROPOSAL: CONVERT AND EXTEND BUILDING TO CREATE 14 ONE BEDROOM APARTMENTS.

LOCATION: 4-6 REGENT STREET, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 05/11/2020.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Species

We note that the bat report submitted in support of the above application (Tyrer Ecological Consultants. Inspection and Assessment in Relation to Bats and Birds. October 2020) has identified that bats are unlikely to be present at the application site. From the information submitted, we consider that the proposed development represents a lower 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 this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb bats or their breeding sites and resting places as detailed in the report.

We would welcome the inclusion of the report in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted in order to secure the recommendations in the report.

Please consult us again if any further information shows that this is no longer a lower risk case.

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.

Yn gywir / Yours faithfully

Garmon Lewis

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