

Applicant	MS NICOLA SELVEY	Code No	ESC P/2020/0287
Agent	DMS ARCHITECTURAL AND SURVEYING MR DAVID SELVEY 31 HAIG ROAD HIGHTOWN WREXHAM LL13 7BU	Date Received	19/05/2020
		Decision Date	07/10/2020

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

CARETAKER HOUSE, HAFOD, RUABON, WREXHAM, , LL14 6HF

Description of application

RHYDDHAU AMODAU 3 (GOLEUADAU), 6 (CADWRAETH MADFALLOD) A 7 (TIRLUNIO) CANIATÂD CYNLLUNIO P/2019/0898 / DISCHARGE OF CONDITIONS 3 (LIGHTING), 6 (NEWT CONSERVATION) AND 7 (LANDSCAPING) OF PLANING PERMISSION P/2019/0898

DECISION

The application is **refused** and the conditions are not discharged, for the following reasons:

The submission in terms of condition 6 fails to consider amphibians as a feature of the Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI), and all species of amphibian should be relocated away from the working areas of the proposed project. The following information is required to address these concerns:

1. Provision of a plan illustrating the pond and surrounding habitats including hedgerows that will be specifically managed for nature conservation purposes as a dedicated area;
2. Identification of ecological enhancement measures, e.g. Pond WB1;
3. Identification of habitat creation measures e.g., native tree planting and amphibian refugia creation;
4. Management prescriptions for terrestrial and aquatic habitats – including the long term;
5. Potential derogation licensing requirements for identified management prescriptions;
6. Monitoring;
7. Reporting.

Note:

The lighting in terms of condition 3 should be bat friendly and a revised submission should take account of guidance from National Resources Wales and the Bat Conservation Trust.

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**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm