

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

17/08/2020

Dear Madam,

PROPOSAL: DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (DRAINAGE), 6 (PHOTOGRAPHIC SURVEY), 7, 8, 9, 10 AND 11 (ECOLOGY) AND 12 (VERGE DETAILS) OF PLANNING PERMISSION P/2019/0397

LOCATION: Knolton Hall, Oswestry Road, Overton, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 6 August 2020.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges condition 9 for the following reasons.

We have no objection to the discharge of conditions 7, 8 and 10

We have no comment to make on discharging conditions 3, 4, 6, 11 and 12

Ecology

Condition 9 relates to the submission of an Ecological Compliance Audit Scheme to be submitted after each phase of development. No submission has been provided, consequently we consider that it would not be appropriate to discharge this condition.

We have no objection to the discharge of Conditions 7 and 8 for the following reasons.

Condition 7 – A Biosecurity Risk Assessment has been provided. It considers a range of pathways (eg all contractors and surveyors to produce their own biosecurity risk assessments) and the 'Check Clean Dry' Procedure) though does not consider landscaping.

Although not best practice, we consider the submission to be satisfactory

Condition 8 – Reasonable Avoidance Measures (RAM) has been submitted. Although limited in detail, material information has been provided in respect of actions to be carried out in the event of Great Crested Newts (GCN) being found.

Although not best practice, we consider the submission to be satisfactory.

Condition 10 – External Lighting details have been submitted within the Proposed Landscaping Plan Outbuilding, Drawing No.33, 12 June 2020 (Moss.Co.LLP). Although not submitted as a separate document in order to discharge Condition 10, we consider the submission to be satisfactory.

We have no comment to make on discharging conditions 3, 4, 6, 11 and 12 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.

Yn gywir / Yours faithfully

Meryl Read

Meryl Read

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