

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3479

22/07/2020

Dear Sir/Madam,

**PROPOSAL: CHANGE OF USE OF OFFICES TO RESTAURANT, FUNCTION ROOMS
AND RESIDENTIAL APARTMENT.
LOCATION: 31 HIGH STREET, WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 15/07/2020.

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 (Arbtech, 31st July 2019. Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys; 31 Hugh Street, Wrexham) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

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