

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

22/07/2020

Dear Madam,

PROPOSAL: Change of use to Equine Stud
LOCATION: Model Farm, Knolton Bryn, Overton, Wrexham, LL13 0LE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 10 July 2020.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following condition to the permission. Otherwise, we would object to this planning application.

Condition: Protected Species - No development or phase of development, including site clearance, shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.

Protected Species

We note that the Extended Phase 1 Survey submitted in support of the above application (Jeff Clarke Ecology - Report No. Model Farm EXT1/012020, 24 March 2020) was not carried out at the optimum time of year and no access was available to third party land. An approved Conservation Plan should therefore be implemented, which protects Great Crested Newt and bats affected by the development.

Condition: Protected Species - No development or phase of development, including site clearance, shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- Build upon the principles outlined in the Extended Phase 1 Survey report (Jeff Clarke Ecology - Report No. Model Farm EXT1/012020, 24 March 2020)
- Measures to control, remove or for the long-term management of invasive species

- Details of protective measures to be taken to minimise the impacts
- Ecological Compliance Audit, including key performance indicators
- Persons responsible for implementing the works
- Details of measures to prevent or reduce incidental capture or killing

The Conservation Plan shall be carried out in accordance with the approved details.

Provided these avoidance measures are implemented, we consider that the proposed 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:

Please consult us again if the plans are changed in ways that may harm or disturb the great crested newts/bats or their breeding sites and resting places at this site.

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.

Advice for the Developer

Pollution Prevention

The applicant should ensure that guidance relating to stables is complied with. The guidance is available here:

<https://www.netregs.org.uk/media/1413/gpp-24-final-3.pdf>

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

