

AnnS Jones

From: Matthew Phillips
Sent: 03 March 2020 14:04
To: planning_admin
Subject: FW: Ash Road GCN licence 73084b

Please add as ecology officer comments

From: Emma Broad
Sent: 03 March 2020 10:28
To: Matthew Phillips
Subject: RE: Ash Road GCN licence 73084b

To be honest I can see the reasoning behind what Matthew is saying but realistically I'm not sure what land they could acquire, I'm much more concerned about them having a revised management and monitoring plan that will be implemented.

Emma

From: Matthew Phillips
Sent: 02 March 2020 15:19
To: Emma Broad
Subject: FW: Ash Road GCN licence 73084b

Emma,

See below – is this your position also?

Regards

Matthew

From: Davies, Daniel [mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk]
Sent: 02 March 2020 15:18
To: Matthew Phillips
Subject: RE: Ash Road GCN licence 73084b

Hi Matthew,

I've discussed this with Matt Ellis and he's confirmed that the amended license has dealt with the concerns we raised in relation to the original license issued. However, there is still the matter of how the reduction in compensation area will be dealt with. Have the applicants indicated whether they would seek to:

1. Provide alternative land secured for compensatory purposes; and/or
2. A commuted sum is paid to support targeted species conservation action within 5km of Wrexham Industrial Estate.

Matt has indicated that the license covers the work on site but not the securing of any off site compensation / commuted sum.

Thanks,

Dan

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 02 March 2020 12:39
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: FW: Ash Road GCN licence 73084b

Dan,

sorry to chase on this – do you know when I might have a response. This your reference was CAS-99118-G6D8.

Regards

Matthew

From: Matthew Phillips
Sent: 18 February 2020 14:29
To: Emma Broad; 'Davies, Daniel'
Subject: FW: Ash Road GCN licence 73084b

Both,

Please see attached for P/2019/0410. The applicant has submitted the licence to demonstrate that there is a mitigation area. However as you will recall the amendments sought for this development do erode some of the mitigation previously proposed. Can I have an updated response on the basis of this information in terms of whether this addresses your previous concerns and/or what is needed in order to grant permission.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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From: Keith O'Hanlon [<mailto:keithohanlon@lawray.co.uk>]
Sent: 06 February 2020 11:58
To: Matthew Phillips
Cc: richard evans
Subject: RE: Ash Road GCN licence 73084b

Morning Matthew,

Attached updated License as requested.

We also attach the site plan updated to show visibility splay compliance.

Hopefully this now provides all the information required for approval of the variation and discharge of conditions applications.

Thanks you.

Regards,

Keith

Keith O'Hanlon
Director

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M: 07809 517 112
W: www.lawray.co.uk



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 02 January 2020 10:25

To: Keith O'Hanlon <keithohanlon@lawray.co.uk>

Cc: richard evans <richard.evans@eslgrouppuk.com>

Subject: RE: Ash Road GCN licence 73084b

Keith,

Is it possible to have a copy of the licence together with a plan on the mitigation area?

Regards

Matthew

From: Keith O'Hanlon [<mailto:keithohanlon@lawray.co.uk>]

Sent: 02 January 2020 10:00

To: Matthew Phillips

Cc: richard evans

Subject: RE: Ash Road GCN licence 73084b

Hi Matthew

Happy new year.

The further detail was included in the original e-mail below, highlighted for further clarification.

Hopefully this provides the required level of detail.

Regards,

Keith

Keith O'Hanlon
Director

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W: www.lawray.co.uk



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 24 December 2019 08:44
To: Keith O'Hanlon <keithohanlon@lawray.co.uk>
Subject: RE: Ash Road GCN licence 73084b

Keith,

Not in itself no, I would need details of what has been agreed.

Regards

Matthew

From: Keith O'Hanlon [<mailto:keithohanlon@lawray.co.uk>]
Sent: 23 December 2019 17:46
To: Matthew Phillips
Subject: FW: Ash Road GCN licence 73084b

Hi Matthew,

Please see e-mail trail below confirming agreement regarding ecology.

Hopefully this allows approval to be granted.

Have a great Christmas.

Regards,

Keith

Keith O'Hanlon
Director

T: 01978 357 887
M: 07809 517 112
W: www.lawray.co.uk



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From: richard evans <richard.evans@eslgroupuk.com>
Sent: 18 December 2019 10:26
To: Keith O'Hanlon <keithohanlon@lawray.co.uk>
Subject: FW: Ash Road GCN licence 73084b

Keith,

Thanks for the confirmation re the planning.

Now we have this please see attached confirmation of agreement from WCBC ecologist that they are happy with the new proposal..

If you can chase the traffic management, I think that's all items covered.

Thanks.

Regards,
Richard Evans
Group Managing Director
ESL Group

tel office: +44 (0)1978 263668
tel UK mobile: +44 (0)7801 413622
email: richard.evans@eslgroupuk.com

www.envirosips.com | www.eslgroup.ws

----- Original message -----

From: Sarah Carver <sarahmariecarver@btinternet.com>
Date: 10/12/2019 23:37 (GMT+04:00)
To: richard evans <richard.evans@eslgrouk.com>
Cc: Garey Goss <GGoss@eslgrouk.com>
Subject: FW: Ash Road GCN licence 73084b

Hi Richard

Please see confirmation below that WBC and NRW accept the proposals.

Best regards

Sarah

Sarah Carver MCIEEM

Ecology and Conservation Director

sarahmariecarver@btinternet.com

Mobile 07980 780879

SCALES Consultancy Ltd

Sarah Carver Amphibians Landscape Ecology Services

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From: Ellis, Matthew [<mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>]

Sent: 10 December 2019 10:12

To: Emma Broad <Emma.Broad@wrexham.gov.uk>; 'Sarah Carver' <sarahmariecarver@btinternet.com>
Subject: RE: Ash Road GCN licence 73084b

For audit purposes, I too will accept this revised proposal

Thanks

Matt

From: Emma Broad <Emma.Broad@wrexham.gov.uk>
Sent: 10 December 2019 10:09
To: 'Sarah Carver' <sarahmariecarver@btinternet.com>; Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Subject: RE: Ash Road GCN licence 73084b

Hi Sarah, I'm happy to accept this proposal.

Emma

From: Sarah Carver [<mailto:sarahmariecarver@btinternet.com>]
Sent: 02 December 2019 16:01
To: 'Ellis, Matthew'; Emma Broad
Subject: FW: Ash Road GCN licence 73084b

Hi Emma and Matt

Further to my emails below, I would like to submit the following proposal for your consideration please in relation to the minor modification to the layout of the building at Ash Road South. In summary, a combination of a financial contribution to an appropriate body as well as additional biodiversity gain in the form of wildflower meadow creation is proposed to compensate for the land loss. I would be very grateful for comments.

Supplementary Information Ash Road, Wrexham Industrial Estate

ESL Commercial Limited have already provided the approved eastern on-site mitigation site within their land holding in 2016-2017 (**4027m²**) including a pond, butterfly wall, retained species rich grassland, scrub and hedgerows. This site is monitored and managed in accordance with the approved biodiversity management plan.

GCN were excluded from the development area under licence in 2016. The gcn fence has been maintained and it is acknowledged that a new NRW licence will be required to maintain the gcn fence and complete the development. Original licence details are specified as **73084b:OTH:EPS:2016** from 28th November 2016 - 31st October 2017.

An application is being made in 2019 for a planning amendment to facilitate a minor modification to the proposed building footprint. This will thereby reduce accordingly the overall mitigation land that can be provided in the west. The eastern established area will remain unaffected. The western area has not yet been created because the building construction work has been delayed and not yet commenced but the area which is now proposed is **1662m²** in the west as opposed to the original **2245m²**. This equates to a **25%** loss of land provided in the west and a **10%** loss of habitat provision overall. The western area, however, was originally proposed to be amenity grassland with hedgerows and essentially did not form part of the great crested newt 'receptor area'.

New Proposed Biodiversity Gain

It is now proposed that the majority of the central area of **1662m²** western grassland area will be sown with a species diverse seed mix and managed as a wildflower meadow with more intensively shorter maintained sward of amenity grassland border all around.

Prior to seeding, all areas will be cultivated to relieve any localised compaction and power harrowed to prepare the seedbed. Once sown with the seed mix shown below the area will be rolled to promote germination. All seeding works will be undertaken during suitable weather when soils are in a dry and friable condition to minimise compaction and smearing during the seeding works.

Amenity Grassland Border

British Seed Houses A4 mix or similar comprising the following species will be sown:

40% Strong Creeping Red Fescue 30% Chewings Fescue 25% Sheeps Fescue 5% Browntop Bent

The sowing rate will be 25g/m².

Wildflower Grassland Biodiversity Gain

The clay sub-soil will not receive topsoil to maintain low nutrient levels and reduce undesirable effects of competition from more aggressive species and will be seeded with a custom wildflower mix containing Barren strawberry, Cinquefoil, Agrimony and Birdsfoot trefoil incorporated with Emorsgate EM4. The rate will be 5g/m2.

|

It is considered that the provision of primarily wildflower grassland instead of amenity grassland contributes significantly to compensating for this loss of land. This is also important habitat for the conservation of invertebrate species such as **Grizzled skipper butterfly** known to be present on site. However, in addition to the change of habitat type, ESL wish to offer a compensation sum of **£5000** to provide funds for additional, over and above biodiversity gain for an appropriate project within the Wrexham Industrial Estate region.

I would be grateful to receive any comments that you have in relation to this proposal.

Many thanks

Sarah

Sarah Carver MCIEEM

Ecology and Conservation Director

sarahmariecarver@btinternet.com

Mobile 07980 780879

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From: Sarah Carver [<mailto:sarahmariecarver@btinternet.com>]
Sent: 02 October 2019 15:22
To: 'Ellis, Matthew' <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>; 'Emma Broad' <Emma.Broad@wrexham.gov.uk>
Subject: FW: Ash Road GCN licence 73084b

Hi Matt and Emma

I would be grateful for your advice with regard to the below please.

There is currently a proposal to amend the planning permission to modify the layout and footprint of the building at Ash Road. This does mean that the 'front' mitigation area will have a 25% reduction in green space/habitat (a 10% reduction in habitat area provided overall).

The approved permission provides 2245 sq.m. habitat area to site frontage. The current proposal provides 1662 sq.m. habitat area to site frontage.

I wondered if you could please advise on the following:-

- ESL wish to explore 'the contribution of funds to wildlife projects' approach to mitigate this change. **What would be an appropriate one off sum for this small loss of land?** Are there other similar examples for comparison that have been accepted and what are the sums in question please?
- In addition, I refer back to my original query about the licence Matt. I had prepared the licence documents for resubmission (licence expired in October 2017) and they are with ESL for approval but since that time, I was not aware of the application to modify the layout or that it had been submitted. Would it be more straightforward now to wait until an approval of the planning amendment before submitting a licence application which is essentially just **timescale amendments** because the exclusion fence has been maintained? (and if approved of course, there will be drawing and layout changes).

Many thanks and regards
Sarah

Sarah Carver MCIEEM

Ecology and Conservation Director

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From: Sarah Carver [<mailto:sarahmariecarver@btinternet.com>]
Sent: 30 September 2019 14:09
To: 'Ellis, Matthew' <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Subject: RE: Ash Road GCN licence 73084b

Thanks Matt

I have not yet spoken with Emma. The current licence expired in October 2017 but the gcN exclusion fence has remained in place – there was uncertainty over the construction dates. Therefore, technically we cannot extend the current licence or amend probably. It would need to be a new application but based on **a** (the approved existing permission) or **b** (wait for the amended layout permission)?

In terms of the commuted sum, I was wondering what sort of figure would be appropriate? Have any similar schemes been approved? If so what sort of sum was agreed please?

With many thanks

Sarah

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Ecology and Conservation Director

sarahmariecarver@btinternet.com

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From: Ellis, Matthew [<mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>]

Sent: 30 September 2019 13:46

To: Sarah Carver <sarahmariecarver@btinternet.com>

Subject: RE: Ash Road GCN licence 73084b

Hi Sarah

Thank you for your email

I advise that you

1. Will need to amend the current licence; and
2. Provide a commuted sum to offset the loss of the habitat area.

Have you also been in contact with Emma Broad?

Many thanks

Matt

From: Sarah Carver <sarahmariecarver@btinternet.com>
Sent: 30 September 2019 13:23
To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Subject: FW: Ash Road GCN licence 73084b

Hi Matt

Further to our brief discussion about the planning application to modify the layout at Ash Road, I confirm that it is indeed intended to alter the layout/footprint. This does mean that the 'front' mitigation area will have a 25% reduction in green space (a 10% reduction in habitat area provided overall).

The approved proposal provides 2245 sq.m. habitat area to site frontage. The current proposal provides 1662 sq.m. habitat area to site frontage.

I wondered if you could please advise on the following:-

- ESL wish to explore 'the contribution of funds to wildlife projects' approach to mitigate this change. What would be an appropriate one off sum for this small loss of land? Are there other similar examples for comparison that have been accepted?
- In addition, I refer back to my original query about the licence. I had prepared the documents for resubmission and there are with ESL but since that time, I was not aware of the application to modify the planning or that it had been submitted. Would it be more straightforward now to wait until an approval of the planning amendment before submitting a licence application which is essentially just timescale amendments? (and if approved of course, there will be drawing and layout changes).

Many thanks and regards
Sarah

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Ecology and Conservation Director

sarahmariecarver@btinternet.com

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From: Sarah Carver [<mailto:sarahmariecarver@btinternet.com>]

Sent: 30 July 2019 15:50

To: 'Ellis, Matthew' <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>

Subject: Ash Road GCN licence 73084b

Hi Matt

I would welcome your advice please. The EPS licence 73084b dated 28/11/16 - 31/10/17 has obviously technically expired. However, the construction of the building has not yet taken place and I understand from discussions with ESL today that an application was submitted recently to modify some of the conditions, although the permitted footprint of the development remains unaltered.

The newt exclusion fence has been maintained and the construction work is proposed to commence in September 2019. The construction period was originally stated to be ...

Construction period	Nov 16 – Oct 17
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Could you please advise if this licence could be 'extended' by letter or whether I would need to apply and be issued with a new licence or suffix 'c' in order to maintain the newt fence until construction is complete and provide a new method statement with the new timetable.

Thank you in advance.

Kind regards
Sarah

Sarah Carver MCIEEM

Ecology and Conservation Director

sarahmariecarver@btinternet.com

Mobile 07980 780879

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