

Cerys Jones

From: Mared Rees-Jones
Sent: 12 February 2020 13:33
To: planning_admin
Subject: FW: P/2019/0920 - Land at Walden House, Llan Y Pwll

Please add correspondence from NRW – further response to file

From: Davies, Daniel [mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk]
Sent: 12 February 2020 12:24
To: Mared Rees-Jones
Subject: RE: P/2019/0920 - Land at Walden House, Llan Y Pwll

Hi Mared,

Spoken to Matt, happy that a RAMs scheme is attached as a condition and that no additional data search is required. I think he was just trying to make the point that searches should be carried out irrespective of the scale of the development.

Diolch,
Dan

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 10 February 2020 14:37
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: RE: P/2019/0920 - Land at Walden House, Llan Y Pwll

Hi Dan

Ok thanks for sending this on – so is NRW saying that a data search is not required for this application, but that a RAMS is required up front prior to determination?

Diolch

Mared

From: Davies, Daniel [mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk]
Sent: 10 February 2020 14:12
To: Mared Rees-Jones
Subject: RE: P/2019/0920 - Land at Walden House, Llan Y Pwll

Hi Mared,

I've responded to Sue this morning with some additional advice from Matt Ellis. Hopefully, that will help clarify matters for her. Matt's advice was as follows:

General Points

1. I advise that you may wish to direct Sue Worsfold to WCBC' great crested newt SPG.

Data search.

2. I advise that data searches are likely to be required for both small and large developments.
3. Consequently, it is my view that there should be a presumption of always carrying out data searches.
4. However, in this instance, given the location of the development, the provision of data search information is not going to materially inform our assessment of the proposal.
5. I, myself, had not seen any guidance suggesting there is no requirement to provide data search information for small scale schemes.

GCN RAMS

6. In my view, GCN will utilize short grassland. The species is predominantly associated with the agricultural landscape that is typical for the Maelor, north Denbighshire, Cheshire and northern Shropshire. This is based on improved (usually short) pasture, high pond densities; hedgerows and small woodlands. However, in this instance, I would expect population densities to be smaller.
7. The purpose of fencing is to ensure working areas are clear of individuals.
8. If fencing is not proposed then alternative measures are advised to ensure working areas are clear of amphibians on a daily basis. Ultimately, it is up to the consultant/developer to propose a method of working that ensures there are no individuals within working areas.

Diolch,
Dan

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 10 February 2020 13:54
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: P/2019/0920 - Land at Walden House, Llan Y Pwll

Hi Dan

NRW have requested additional information in regards to impacts of the development on Great Crested Newts for this application.

The applicants ecologist, Sue Worsfold is dealing with it their end, she's been trying to get in touch with someone from NRW to discuss this and the information that's required.

Do you know if she's had any correspondence with anyone?

Emma Broad is not objecting to the application, she is content that reasonable avoidance measures can be conditioned as a pre-commencement.

Can you please confirm if anyone at NRW has been in correspondence with the applicants ecologist and whether, given Emma does not have an objection, the comments made by NRW still stand?

Thanks

Mared

Mared Rees-Jones MRTPI
Swyddog Cynllunio / Area Planning Officer



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