



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-112930-H4V4

Eich cyf/Your ref: P/2020/0113

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Wrexham County Borough Council
The Guildhall,
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06/05/2020

For the attention of Matthew Phillips:

Dear Matthew,

PROPOSAL: Application For Approval Of Details Reserved By Conditions Imposed Under Planning Permission P/2019/0551 Condition 3 - Submission Of A Specification Of All New And Replacement Facing Materials, To Include Window Frame And Casements And Doors Condit
LOCATION: Erwallo Uchaf, Dolywern, Pontfadog

Thank you for re-consulting Natural Resources Wales (NRW) about the above, which was received on 17/04/2020.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges condition 4 for the following reasons.

Protected Species

We note that the application description makes reference to Condition 3: Submission of a specification of all new and replacement facing materials; however, our response constitutes a response to Condition 4: Bat Mitigation.

We note the bat report submitted in support of the above application (Erwallo Uchaf, Buildings Protected Species Survey Statement Report, Sensible Ecological Survey Solutions).

We note and concur with the LPAs ecologist who has stated that due to the level of disturbance inside the building, a daytime inspection alone is unlikely to record any activity should there be any and that the applicant needs to undertake a minimum of 2 summer activity surveys during suitable weather conditions May - August.

If recommended surveys cannot be carried out owing to the Covid 19 situation, it may be appropriate that a further ecological submission is provided that is based on the application of the precautionary and restoration approach in respect of bats and that the current conservation status (CCS) is considered to be unfavourable.

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Uwch Cynghorydd Cynllunio Datblygu / Senior Advisor, Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales