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Wrexham County Borough Council
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09/06/2020

For the attention of Mared Rees-Jones:

Dear Mared,

PROPOSAL: Discharge of Condition 10 (Ecological Mitigation Measures) and Condition 11 (Biosecurity Risk Assessment) of Planning Permission P/2018/0613 (allowed at appeal APP/H6955/A/19/3221887) Change of Use of agricultural land to residential accommodation for a Gypsy and Traveller Site of 4 pitches. Each pitch to include 1 no. static caravan, 1 no. touring caravan, 1 no. dayroom and 2 no. parking spaces

LOCATION: Land adjacent to Graig Wen Farm, off Brymbo Road, Bwlchgwyn, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 20/05/2020.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges conditions 10 and 11 for the following reasons.

Protected Species

Condition 10 (Ecological Mitigation Measures) - We note the supporting information (Approval of Details Reserved by Condition, Land adjacent to Graig Wen Farm, Trevor Mennell Planning, April 2020). We note the updated ecological report (Preliminary Ecological Appraisal (PEA) and eDNA Report, Land adjacent to Graig Wen Farm, Pearce Environment Ltd, Version 3, 14th June 2018) which was submitted during the appeal.

The updated ecological report identifies potential impacts on great crested newt and outlines a proposed mitigation and compensation scheme. However, neither the supporting information submitted in support of the discharge of conditions or the preliminary ecological appraisal include sufficient detail regarding mitigation measures for Great Crested Newts as required by the condition. The additional information should build upon the outline mitigation and compensation scheme identified in the Preliminary Ecological Appraisal.

Condition 11 (Biosecurity Risk assessment) – The supporting information does not include any detail regarding appropriate measures for controlling INNS on site or actions that aim to prevent INNS being introduced to the site.

Consequently, the submission is not satisfactory for the purposes of discharging Conditions 10 and 11.

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