

Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

17/02/2020

FAO Sharon Holman

Dear Sharon,

**BWRIAD / PROPOSAL: HOSELEY HOUSE, HOSELEY LANE, MARFORD WREXHAM
LLEOLIAD / LOCATION: SINGLE STOREY LINK EXTENSION BETWEEN
RESIDENTIAL PROPERTY AND OUTBUILDING TO PROVIDE PRIVATE LEISURE
FACILITIES INCIDENTAL TO THE ENJOYMENT OF THE DWELLING**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 28/01/2020.

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

Requirement 1: Protected Species: We advise that updated information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Protected Species

We note that the bat report submitted in support of the previous application at the site (P/2018/0796 - Outbuildings at Hoseley House, Marford. Preliminary Bat Roost Assessment and Emergence Survey, Version 2. Enfys Ecology) has identified that brown long eared bats are present at the application site.

We note no ecological information is provided in support of this application. This proposal appears to result in the demolition of part of the outbuilding surveyed in the Preliminary Bat

Roost Assessment submitted in support of planning application P/2018/0796. It is unclear whether the measures proposed in the Preliminary Bat Roost Assessment have now been implemented and what the potential implications of this proposal are on the effectiveness of those measures. Demolition of parts of the outbuildings may require a protected species license. Further clarification on these matters should be provided.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

Requirement 1: Protected Species: We advise that updated information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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, including environmental interests of local importance.

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 to Developer

Pollution Prevention

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:
<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered

- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Uwch Cynghorydd Cynllunio Datblygu / Senior Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales