

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Ebost/Email:
north.planning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 0300 065 5236

Er sylw/ For the attention of: Simon Greenland

12/12/2019

Dear Mr Greenland,

BWRIAD / PROPOSAL: **Application For Approval Of Details Reserved By
Conditions Imposed Under Planning Permission
P/2018/0890 - Condition 6: Submission Of An
Ecological Mitigation And Enhancement Scheme**

LLEOLIAD / LOCATION: **Land at The Corner of Oak Road and Abbey Road,
Wrexham Industrial Estate**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 05/12/2019. This was in response to NRW's outstanding significant concerns with the discharge of Condition 6 reserved matters consultation, as outlined in our letter of 15/10/2019.

The additional information does not fully meet our previous requirement points.

NRW has significant concerns with this application as submitted. We do not recommend your Authority discharges Condition No. 6 and recommend that you should only discharge the condition if the scheme can meet the following requirement. We would object if the scheme does not meet this requirement.

Requirement: European Protected Species: Submission of amended Ecological Mitigation and Enhancement Scheme Report to include additional information highlighted below

Discharge of Condition No. 6

NRW's Species Officer discussed the project with the Local Authority's Ecologist and concurs with her view that the additional information remains unsatisfactory.

We consider the ecological submission (ref *REC 1CO106365EC3R3. Nicholson (2019). Ecological Mitigation and Enhancement Scheme: Oak Road, Wrexham.* Updated

18/10/2019) fails to consider some of the points raised by NRW previously which are updated below in line with the revised report for clarity.

Requirement: European Protected Species: Submission of amended Ecological Mitigation and Enhancement Scheme Report to include additional information highlighted below

While we welcome the amendments, material outstanding issues include:

- a. What are the management objectives for each proposed habitat within the ecology area?
- b. What are the monitoring key performance indicators for assessing whether management is achieving target objectives?
- c. What contingency measures will be carried out if monitoring evidences failure to recreate target grassland/other vegetation communities?
- d. What contingency arrangements are proposed?
 - i. Given statements concerning tenure, what mechanisms are proposed to prevent the ecology area being subject to future planning applications?
 - ii. What happens in the event of surveillance/management contracts not being renewed?
 - iii. We advise consideration and instigation of a bond that could be accessed by the LPA in the event of failure to undertake required monitoring/management.
 - iv. What happens if any identified party ceases trading?
- e. We note comments concerning licensing in respect of conservation management . Our experience is that sites supporting great crested newt are likely to require conservation licences. However, the submission lacks detail on future management prescriptions and operational specific method statements

To conclude, we consider that the ecological submission is not satisfactory for the purposes of discharging Condition No. 6 and that further information is required.

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.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully

Ms Joy Evans

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales