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LL57 2DW

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Wrexham County Borough Council
The Guildhall,
Wrexham
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18/03/2020

For the attention of Matthew Phillips

Dear Matthew,

**BWRIAD / PROPOSAL: APPLICATION FOR APPROVAL OF DETAILS
RESERVED BY CONDITIONS IMPOSED PLANNING PERMISSION
P/2019/0348 CONDITION 3 - SUBMISSION OF LOCATION AND
SPECIFICATION OF 3 NO. BAT BOXES CONDITION 4 -
SUBMISSION OF PHOTOGRAPHIC SURVEY OF THE EXISTING
BUILDINGS CONDITION 5 - SUBMISSION OF A SCHEME OF
BOUNDARY TREATMENT CONDITION 6 - SUBMISSION OF A
SCHEME SETTING OUT MEASURES TO PROTECT THE EXISTING
BOUNDARY WALL CONDITION 8 - SUBMISSION OF 5 DAYS
NOTICE TO THE COUNCIL'S CONSERVATION AREA PRIOR TO
COMMENCEMENT OF THE WORKS CONDITION 14 - SUBMISSION
OF A SCHEME FOR THE COMPREHENSIVE AND INTEGRATED
DRAINAGE OF THE SITE**

LLEOLIAD / LOCATION: Oak Tree Tavern, 45 To 47, Ruabon Road, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 02/03/2020.

We have no objection to the proposed discharge of conditions and provide the following advice.

CONDITION 3 - SUBMISSION OF LOCATION AND SPECIFICATION OF 3 NO. BAT BOXES

We confirm that we have no objection to the proposed bat boxes specification and location.

We have no comment to make in relation to the other conditions covered by this application.

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 faithfully,

Daniel Davies

Daniel Davies

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

Advice to Applicant / Developer

EPS License

In respect of the Template Method Statement to be used within a Bat Development Licence Application (dated 11/11/2019):

1. We would welcome post construction monitoring; and
2. As informed by Regulation 23 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, we advise greater consideration is given in respect of evidencing compliance.