

FAO Sharon Holman

Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

22/06/2020

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 re-consulting Natural Resources Wales (NRW) about the above, which was received on 10/06/2020.

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

Condition 1: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.

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. From the information submitted in support of this application (including the email from Lucy Boyett of Enfys ecology to Rob Lee dated 02/05/2020 and the email from Sharon Holman to NRW dated 10/06/2020, outlining the LPA Ecologist's advice), we consider that the proposed development represents a lower risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

We advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site provided the condition below will be attached to any planning permission for this scheme:

Condition 1: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- Details concerning external lighting and internal light spillage; and
- Appropriate post construction surveillance in line with recommendations made in Bat Roost Assessment report submitted in support with of planning application P/2018/0796.

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Conservation Plan is implemented, which protects species affected by the development.

Please consult us again if any further information shows that this is no longer a lower risk case.

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.

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