

REMOVAL OF CONDITIONS
Additional Information

Change of use of land to provide
2 no. Gypsy and Traveller Pitches,
Day Room and Hard Standing

Land West of Bryn Offa
Fennant Road, Ponciau, Wrexham
LL14 1PL

Planning Ref: P/2016/0225
Appeal Reference: APP/H6944/A/16/3161155

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REMOVAL OF CONDITIONS

Site: Land West of Bryn Offa, Fennant Road, Ponciau, Wrexham

Applicant: Mrs Bridget McGuire

Application for: 2 no. Gypsy and Traveller pitches, day room and hard standing

ADDITIONAL INFORMATION

The site is in a semi-rural environment and is composed of previously-disturbed ground with some exposed rough grassland. No built structures are present on site. There is no presence of Great Crested Newts within the site and the terrestrial habitat present on the site has been deemed as being poor quality.

ADVANCED MEASURES

1. Phased removal of any vegetation (grassland, scrub etc.,) to 200mm must be carried out, during temperatures exceeding 15°C (when herptiles are active and can disperse naturally) – remaining vegetation can then be removed below 100mm;
2. Any excavations will be back-filled on the same day as excavation, or checked by the ECW immediately prior to back filling;
3. A means of escape, such as a wooden ramp, will be provided in all excavations that cannot be backfilled on the same day or alternatively, all excavations should be well-covered with plywood;
4. In the event herptiles are discovered, works will halt and the Council's Ecologist will be contacted for advice.
5. Contractors are not to handle herptiles unless informed to do so by the Council's Ecologist.

TREE PROTECTION FENCING

1. Detail for the Conifer Hedge Protection fencing comprises as detailed below.
2. Once erected the barriers will be regarded as sacrosanct, and will not be removed or altered without prior agreement of an arboriculturalist of the local planning authority.
3. Barriers should be fit for the purpose of excluding constructive activity, and appropriate to the degree and proximity of work taking place around the retained hedging. Special attention should be paid to ensuring that barriers remain rigid and complete.
4. In most cases, barriers should consist of a scaffold framework in accordance with Fig. 2 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps. Weld mesh panels on rubber or concrete feet could be used as an alternative.

5. Should any alternative method of barrier construction be proposed, consultation with the developers arboriculturist will be obtained to clarify the efficacy of the revised design prior to informing the local planning authority and obtaining their consent.
6. Once the exclusion zone has been protected by barriers, groundworks can commence.

Figure 2 Default specification for protective barrier

