

Ein cyf / Our ref:je/CAS-31757-L5F1

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref: P/2017/0257

Email:
northplanning@cyfoethnaturiolcymru.gov.uk
Tel: 03000 65 5236

Er sylw/ For the attention of:
Sharon Holman

13/04/2017

Dear Ms Holman,

**UNIT F, SPECTRUM BUSINESS PARK, WREXHAM IND. ESTATE - P/2017/0257
Extensions To Existing Industrial Unit To Provide Warehouse Extension To
South East Of The Site, Store Building To The North Of The Site, Pallet Store
To The West Of The Site And Installation Of Water Silo To The South East Of
The Site**

Thank you for consulting Natural Resources Wales regarding the above proposal,
received on 29th March 2017.

Natural Resources Wales has no objection to the scheme.

Protected Species

There are Great Crested Newt records locally and we have identified the possibility that bats may be affected due to the nature of the proposed work. Therefore, we recommend that your Authority screens the application to see if there is a reasonable likelihood of protected species being present and the need for a species survey in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2).

Protected species and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Any development that would contravene the protection afforded to them under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

- i. There is no satisfactory alternative and
- ii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. In addition,

www.cyfoethnaturiolcymru.gov.uk

www.naturalresourceswales.gov.uk

Maes y Ffynnon, Penrhosgarnedd, Bangor, LL57 2DW

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

- iii. the development works to be authorised must be for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any protected species on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Please consult us again if the survey finds that protected species are present at the site. In the meantime, we cannot confirm that the proposal would not harm or disturb protected species, or a breeding site or resting place used by them. Nor can we confirm that the proposal would not be detrimental to the maintenance of a protected species population's favourable Conservation status in its natural range.

Environmental Management

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). 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*. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yours sincerely,

Joy Evans

Joy Evans
Development Planning Advisor