

22/01/2019

Er sylw / For the attention of Sharon Holman

Dear Mrs Holman,

**BWRIAD / PROPOSAL: PLOT NO 7 - EXTENSION AND AMENDMENTS OF
BARN CONVERSION PREVIOUSLY GRANTED
UNDER PLANNING REF P/2013/0093)**

**LLEOLIAD / LOCATION: PLAS POWER, HOME FARM BUILDINGS, RUTHIN
ROAD, COEDPOETH P/2018/1054**

Thank you for consulting Natural Resources Wales about the above, which was received on 02/01/2019.

We recommend that you should only grant planning permission if you attach the following condition. This condition would address significant concerns that we have identified and we would not object provided you attach it to the planning permission.

Condition - Protected Species: Implementation of external lighting/ light spillage scheme, to the satisfaction of the LPA.

Protected Species

We note that the bat report submitted in support of the above application (Ref: Tyrer Ecological Consultants. Inspection & Assessment in relation to Bats Including Dusk Survey Results – Plas Power Barn., Ruthin Road, Wrexham. 9th September 2018.) has identified that bats are present at the application site. From the information submitted, 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.

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 avoidance measures

contained in the bat report are followed and the condition below is attached to any planning permission for this scheme.

Condition - Protected Species: Implementation of external lighting/ light spillage scheme, to the satisfaction of the LPA.

The external lighting/ internal light spillage assessment / scheme must be compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

Provided these avoidance measures are implemented, we consider that the proposed 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:

Please consult us again if the plans are changed in ways that may harm or disturb the bats or their breeding sites and resting places at this site.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). 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.

Advice for the Developer

Environmental Management:

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/>

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 faithfully,

Joy Evans

Ms Joy Evans
Cynghorydd Cynllunio Datblygu /
Development Planning Advisor

