



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-51133-M9T5
Eich cyf/Your ref: APP/H6955/A/17/3191218

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Sophie Godfrey
Swyddog Achos/Case Officer
Yr Arolygiaeth Gynllunio/The Planning Inspectorate
Adeilad y Goron/Crown Buildings
Parc Cathays/Cathays Park
Caerdydd/Cardiff
CF10 3NQ

Dyddiad/Date: 10th January 2018

Annwyl/Dear Ms Godfrey,

**Erection of Detached Dwelling with Associated Garage and Parking
Land South of Boundary House, Horsemans Green Road, Horsemans Green, Wrexham,
SY13 3DY**

Thank you for consulting us on the above planning appeal, which we received on the 3rd January 2018

We confirm that it is possible that protected species (Great Crested Newts) may be affected by the proposals, but if Condition 1 within NRW response dated 19th September 2017 in response to the planning application is included within any appeal determination, then protected species are not likely to be affected by the proposals.

Our comments 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/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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. Any site owner/developer 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.

We advise that in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any queries concerning the above, please contact me on the details below.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 