

By email only: planning_admin@wrexham.gov.uk

27/09/2017

Er sylw / For the attention of: Sharon Holman,

Annwyl / Dear Ms Holman,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

**BWRIAD / PROPOSAL: CONVERSION OF BARN TO HOLIDAY LET INCLUDING
REBUILDING OF EXISTING OUT-RIGGER AND NEW ROOF**

LLEOLIAD / LOCATION: CAE HAIDD OLD ROAD BWLCHGWYN WREXHAM

Thank you for consulting Natural Resources Wales (NRW) on the proposed development above, which was received on 6th of September 2017.

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Protected Species - Bats

Bats are protected under the Wildlife and Countryside act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

Our previous response, dated 2nd of August 2017, noted significant concerns and recommended that planning permission be refused until two bat emergence surveys had been carried out. These surveys have now been completed and NRW is satisfied that they and the resultant Bat Report (Wilding, K. (2017). Cae Haidd, Old Road, Bwlchgwyn, Wrexham Tyrere Partnership, Unpublished) were carried out to an acceptable standard.

The report found no evidence of bats being present in the building and NRW are confident that the proposed development is not likely to be detrimental to the maintenance of the favourable status of any bat populations in the locality. The report did nonetheless list precautionary recommendations in relation to the manner of carrying out the works. It also recommended provision for bats be incorporated into the final building. We support the recommendations of this report (contained in section 11) and recommend that they be adhered to.

The applicant should be advised that should protected species be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

Pollution prevention

Works should be carried out in accordance with Guidance for Pollution Prevention 6: Working at Construction and Demolition sites. Care should be taken to prevent any pollution entering the River Ceiriog. Natural Resources Wales must be notified if any pollution enters the River by phoning the incident hotline on 03000 65 3000

Construction

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes

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.

Yn gywir / Yours sincerely,



Holly Tomlinson

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales