



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

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

Ein cyf / Our ref: je/ CAS-48089-X1G6

Eich cyf / Your ref: P/2017/0963

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

Er sylw/ For the attention of:
Philip Forster

06/ 12/ 2017

Dear Mr Forster,

**The Village Bakery, Units 2 And 3 Coed Aben Road, Wrexham Ind. Estate
P/2017/0963 - Erection of single storey workshop**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 23/ 11/ 2017.

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: Prior to commencement, the submission and implementation of a great crested newt avoidance scheme undertaken to the satisfaction of the LPA.

Protected Species

The application is not supported by ecological submission.

The proposed development site is located in the vicinity of ponds that are known to support populations of the great crested newt (Triturus cristatus). Great crested newts (GCN) and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and they are classed as a material consideration for planning under the provisions of Technical Advice Note 5: Nature Conservation and Planning (TAN5).

The Regulations allow the approval of a scheme that would be likely to result in disturbance or harm to GCN, but only if it satisfies an appropriate Habitats Directive derogation purpose and two tests before a licence can be issued by Natural Resources Wales.

In the case of development, the applicable derogation purpose is:

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