

Matthew Phillips
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 1st August 2017

Dear Mr Phillips,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED
UNDER PLANNING PERMISSION P/2015/0178
CONDITION 4 - ARBORICULTURAL METHOD STATEMENT, CONDITION 5 - DRAINAGE
CONDITION 6 - VISIBILITY IMPROVEMENTS, CONDITION 7 - BAT BOXES AND BIO-
SECURITY RISK ASSESSMENT, CONDITION 8 - NOISE MITIGATION, CONDITION 9 -
HIGHWAY DETAILS, CONDITION 10 - CONSTRUCTION ENVIRONMENT MANAGEMENT
PLAN, CONDITION 11 - LIGHTING SCHEME
LAND AT PONT ADAM CRESCENT, RUABON, WREXHAM, LL14 6EG**

Thank you for consulting us on the above application, which we received on the 20th July 2017.

We shall limit our comments to the information submitted to discharge conditions 7 and 11 only; the conditions that we recommended be included within permission P/2015/0178.

We recommend that condition 11 be discharged, but only the partial discharge of condition 7 for the following reasons:

The applicant has submitted the following report (Page, M. (2017) Land off Pont Adam Crescent, Ruabon, Wrexham: Bat Mitigation Report. Cheshire Ecology Limited. Unpublished) to discharge Condition 7 (i). In our view this submission is satisfactory.

The applicant has submitted the following report (Page, M. (2017) Biosecurity Risk Assessment: Pont Adam Crescent, Ruabon. Cheshire Ecology Limited. Unpublished) to discharge Condition 7 (ii). In our view this submission is not satisfactory. The submitted biosecurity risk assessment is very restricted to the sole consideration of bats. In our view, it therefore does not adequately consider the range of biosecurity issues associated with this site or its environs. A resubmission, that is more holistic, will address outstanding issues and concerns associated with this submission.

We therefore advise that the applicant has satisfied only the first part of condition 7.

In our view, the lighting submissions are satisfactory for the purposes of discharging condition 11.

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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