

Mr Ceri Litherland

Welsh Government

Department for Environment, Sustainability and Housing

Crown Building

Cathays Park

Cardiff

CF10 3NQ

Our ref: NT/2015/116628/01-L01

Your ref: qA1196077

Date: 23rd January 2015

Dear Mr Litherland,

**OUTLINE APPLICATION FOR THE ERECTION OF 49 DWELLINGS
INCLUDING VEHICULAR AND PEDESTRIAN ACCESS**

LAND AT PONT ADAM CRESCENT, RUABON, LL14 6EG

Thank you for consulting us with regard to the above planning appeal, which we received on the 6th January 2015.

We have further reviewed the proposal, and believe that the issues that we raised within our letter dated 16th May 2014 can be dealt with by way of including conditions within any permission. We therefore do not believe that there will be significant environmental effects and therefore an Environmental Impact Assessment will not be required. Our response to your query concerning the likely effects of the proposal on the species and designated site features are as follows:

Protected Species

NRW is satisfied that our concerns with regards to the likely effects of the development on bats outlined in our response dated 16th May 2014 can be addressed through appropriate use of conditions including the requirements for the submission of a detailed lighting plan to be agreed to the satisfaction of the local authority. Minimal use of lighting should be made and any use of lighting should be directional and away from trees, hedgerows and any other linear features.

The single tree that is to be felled to accommodate the development that has been identified in the ecology report as having potential for bat use should be subject to further survey work including emergence survey to ascertain the extent of bat use.

Should bats be found to be using any trees proposed to be felled as roosting sites then the applicant will need to propose and deliver appropriate mitigation and/or compensation schemes, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained.

Subject to the above advice being given due consideration, NRW does not

consider that the proposed development is likely to have a significant effect on the favourable conservation status of bats.

Protected Sites

NRW does not consider that the development will affect, either directly or indirectly, the features, functionality or integrity of any Protected Sites.

Protected Landscapes

NRW does not consider that the proposed development is likely to have substantial adverse impacts on the integrity or special qualities of any protected landscapes.

Yours sincerely,

Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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Environment Agency

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