



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-11779-X8W2 & CAS-11582-L4K8
Eich cyf/Your ref: P/2015/0751 & P/2015/0752

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Date: 3rd November 2015

**Change Of Use from Residential Care Home to 5 No. Bedroom Detached Dwelling, Erection of New Dwelling and Construction of New Access
Conservation Area Consent to Demolish No 38 Percy Road, Wrexham (Within Fairy Road Conservation Area)
Ryecroft, 36 to 38 Percy Road, Wrexham, LL13 7EF**

Thank you for consulting us on the above 2 applications, which we received on the 9th and 14th November 2015.

We have no objection to the applications, but have the following comments:

The applications included an ecological survey (Reference: Tyrer Partnership. (2015). Ryecroft, 36-38 Percy Road, Wrexham, Clwyd, LL13 7EF: Inspection & Assessment in Relation to Bats.)

The results did not identify the presence of bats. It does however recommend further survey.

In our view, there is no evidence to indicate the presence of bats. Furthermore, we consider the proposed recommendations to be satisfactory.

We therefore consider the submission to be satisfactory for the purposes of informing the public decision making process.

In our view, the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local bat populations present in the environs of the application site.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswilt Cynllunio / Planning Liaison Officer

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cc: Blueprint