

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

Ein cyf / Our ref:je/ CAS-32748-T3P9

Eich cyf / Your ref: P/2017/0317

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Er sylw/ For the attention of:
Matthew Phillips

24/ 05/ 2017

Dear Sir/ Madam,

**BLUE BELL HOUSE, DELPH ROAD, ACREFAIR - P/2017/0317
Demolition Of Store (Former Taxi Office / Garage) And Gable Lean-To
Building, Sub Division Of Site And Erection Of Two-Storey Dwelling And
Access**

Thank you for consulting Natural Resources Wales with further information regarding the above proposal, received on 22nd May 2017.

We recommend that that you should only grant planning permission if the scheme can meet the following condition. This condition would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

Condition: EPS - The submission of reasonable avoidance and mitigation measures to the satisfaction of the LPA prior to commencement of development.

Protected Species

We note that the bat report submitted in support of the above application (Cutmore, S. (2017). Bluebell, Plas Issa, Delph Road, Penycae, Wrexham, LL14 1TU. Stephen Cutmore Arboricultural & Ecological Services. Unpublished) has identified evidence that bats may be present at the application site.

In addition to the above referenced report, the Local Planning Authority's internal ecological adviser has reviewed the proposals and advised NRW that, given the structure and size of the building, further survey work is unnecessary and the building has no roosting potential other than as occasional night or feeding perches.

Therefore, in light of the additional information received with regard to this case, NRW consider the submission of reasonable avoidance and mitigation measures prior to commencement of development will be acceptable. As such, NRW considers that the condition detailed below will adequately safeguard any bats in the vicinity.

Condition: EPS - The submission of reasonable avoidance and mitigation measures to the satisfaction of the LPA prior to commencement of development

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

Environmental Management

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.

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.

Yours sincerely,

Joy Evans

Joy Evans
Development Planning Advisor