

Ein cyf / Our ref:je/CAS-28033-Z7F1

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

Eich cyf / Your ref: P/2016/1145

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Er sylw/ For the attention of:
Cerys Jones

17th January 2017

Dear Sir/ Madam,

**J R WEBSTERS & CO LTD REDWITHER ROAD WREXHAM IND. ESTATE
P/2016/1145 - DEMOLITION OF EXISTING OUTRIGGER AND NEW EXTENSION
TO REAR**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 10th January 2017.

Natural Resources Wales has no objection to the scheme.

Protected Species

We have identified the possibility that bats and great crested newts (GCNs) may be present. Therefore, we recommend that your Authority screens the application to see if there is a reasonable likelihood of bats or/ and GCNs being present and the need for a species survey in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2).

Bats/ GCNs and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Any development that would contravene the protection afforded to bats/ GCNs under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

- i. There is no satisfactory alternative and
- ii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. In addition,
- iii. the development works to be authorised must be for the purposes of preserving public health or safety, or for other imperative reasons of

overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats/ GCNs on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Disposal of Waste

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