

The Planning Inspectorate (Wales)
Crown Buildings,
Cathays Park,
Cardiff,
CF10 3NQ

Ein cyf/Our ref: TH/CAS-26655-Z8B3

Eich cyf/Your ref: 3162005

16/12/2016

Er sylw / For the attention of Gemma James

Annwyl Syr/Madam / Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990

**BWRIAD / PROPOSAL: PROPOSED BARN CONVERSION TO FORM
RESIDENTIAL DWELLING
LLEIOLIAD / LOCATION: BARN ADJACENT TO JUBILEE HOUSE**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above.

NRW have been consulted specifically with regard to protected species on the site. NRW consider that the proposal is likely to affect European Protected Species. However providing appropriate mitigation is implemented as detailed below, we consider the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the species.

Protected Species:

The ecological submission (Anon. (2016). Jubilee House, Sun lane, Bowling Bank, Wrexham, LL13 9RP: Ecological Appraisal Including Dusk Survey Results. Tyrer Partnership (Ecological Consultants). Unpublished.) identified the use of the appeal site by a single Common Pipistrelle bat as a day roost. NRW consider the survey and assessment to be satisfactory for the purposes of informing the planning decision making process.

The application represents a lower risk to the local population of Common Pipistrelle bats potentially affected by the proposals. The proposed mitigation is considered by NRW to be both appropriate and proportionate. In NRW's view, providing the

measures detailed within the report are implemented, the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of common pipistrelle bats.

We advise that any subsequent consent conditions the implementation of proposed mitigation measures.

Please do not hesitate to contact us if you require further information or clarification of any of 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.

Yn gywir / Yours sincerely,



Mr T P L Hughes
Conservation Officer: Casework
North Region Casework Team

Ebost/Email: Northplanning@naturalresourceswales.gov.uk
Ffôn/Tel: 03000 655 241