

## Cerys Jones

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**From:** Matthew Phillips  
**Sent:** 12 January 2016 12:15  
**To:** planning\_admin  
**Subject:** FW: P/2015/0875 - NRW Response NRW:00960284  
  
**Importance:** High

NRW response

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**From:** Wyn Roberts [mailto:wyn@mccormick-architecture.co.uk]  
**Sent:** 12 January 2016 12:09  
**To:** Matthew Phillips  
**Cc:** stan@tyrer-ecologicalconsultants.co.uk  
**Subject:** FW: P/2015/0875 - NRW Response NRW:00960284  
**Importance:** High

Matthew,

Further to the receipt of NRW comments on the above application, please see below clarification from Stan Irwin to their comments.

Trust that this is of assistance.

Regards

Wyn

**Wyn Roberts**

for and on behalf of McCormick Architecture Limited

Tel: 01244 332020

THE MOORINGS, ROWTON BRIDGE ROAD, CHRISTLETON, CHESTER. CH3 7AE.

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**From:** Stan Irwin [mailto:[stan@tyrer-ecologicalconsultants.co.uk](mailto:stan@tyrer-ecologicalconsultants.co.uk)]  
**Sent:** 12 January 2016 11:48  
**To:** 'Wyn Roberts'  
**Subject:** RE: P/2015/0875 - NRW Response NRW:00960284

Hello Wyn

Apologies for the delay.

*Please note that we have not considered possible effects on all local or regional interests, including those relating to the upkeep, management and creation of habitat for wild birds. Therefore, you should not rule out the possibility of adverse effects on such interests, which would be relevant to your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). This advice includes any consideration of the planned provision and management of "linear" and "stepping stone" habitats.*

The development site (pasture) is not particularly productive for nesting birds

The disused railway and associated vegetation is far more productive relative to nesting/foraging & shelter; this feature should be and as far as I know will be retained

*We consider that it is possible that the species utilizes the site for foraging, dispersal or sheltering purposes. In our view, we consider that construction and operational phases of the proposal have the potential to adversely affect GCN. We therefore consider that further information is required for the purposes of ensuring the appropriate implementation and operation of the proposal. Information requirements include clearance of individuals from working areas during construction; and the detail of habitat management and tenure within the dedicated compensatory area.*

*We consider that the development and its subsequent operation is not likely to be detrimental to the maintenance of the favourable conservation status of the GCN populations provided that any subsequent permission includes the following planning conditions or obligations (such as a section 106 Agreement or a unilateral undertaking):*

*The submission and implementation of great crested newt avoidance and mitigation measures;*

*The submission and implementation of long term compensatory proposals including management, surveillance and tenure;*

*The submission of proposals concerning long term site security and the provision of resources required for the purposes of undertaking, management, surveillance and wardening*

*The inclusion of a planning condition to any planning permission that prevents the commencement of development works until your authority has been provided with a licence that has been issued to the applicant by Natural Resources Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorizing the specified activity/development to proceed, or Natural Resources Wales has informed the applicant that such a licence is not required.*

Once consent is granted a GCN Development can be applied for which will detail the procedures to remove newts and put protection measures in place, the GCN management plan identifies what will be implemented in relation to habitat creation as far as I am aware has been accepted by Matt Ellis. Once the licence Method statement has been completed it would be submitted to the LPA for approval before sending it off to NRW; planning conditions would be attached to secure the management plan.

#### **Biosecurity**

*We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases. We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.*

*We consider that this assessment must include (i) appropriate measures to control any INNS on site; and (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.*

*Ecological Compliance Audit*

*We advise that any permission includes a condition that requires the submission and implementation of an approved ecological compliance*

The above can be conditioned

Hope this addresses NRW comments

Regards

Stan

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**From:** Wyn Roberts [mailto:[wyn@mccormick-architecture.co.uk](mailto:wyn@mccormick-architecture.co.uk)]  
**Sent:** 04 December 2015 14:57  
**To:** 'Stan Irwin'  
**Subject:** FW: P/2015/0875 - NRW Response NRW:00960284  
**Importance:** High

Hi Stan,

Please see attached NRW response regarding the application.

Your comments on its content would be appreciated.

With regard to the surface water drainage, we will forward a copy of email correspondence with Matthew Phillips for your information.

Thanks

Regards

Wyn

**Wyn Roberts**

for and on behalf of McCormick Architecture Limited

Tel: 01244 332020

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**From:** North Planning [mailto:[NorthPlanning@cyfoethnaturiolcymru.gov.uk](mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk)]  
**Sent:** 04 December 2015 14:38  
**To:** Wrexham Planning  
**Cc:** Neil Taunt; Stephenson, Lucy; [wyn@mccormick-architecture.co.uk](mailto:wyn@mccormick-architecture.co.uk)  
**Subject:** P/2015/0875 - DISMANTLED RAILWAY LAND TO REAR OF BRIARSWOOD AND LAND OFF MAIN ROAD, RHOSROBIN - NRW Response NRW:00960284

Dear Sir/Madam,

Please find attached our response in respect of the above application.

We hope the comments are of assistance, however, if you have any queries please do not hesitate to contact us.

Yn gywir / Kind regards,

Gareth Thomas  
NRW  
0300 065 3786