



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-12859-M0B6
Eich cyf/Your ref: P/2015/0850

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Sharon Holman
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 2nd December 2015

Dear Ms Holman,

**LISTED BUILDING CONSENT TO REPLACE WATER PIPE (PARTLY IN RETROSPECT),
RESTORE / REPAIR / REINSTATE STONE BOUNDARY WALLS AND REPAIR AND RESTORE
FOUR DORMER WINDOWS
NEW HALL, NEW HALL FARM ROAD, CHIRK, LL14 5AD**

Thank you for consulting us on the above application, which we received on the 13th November 2015.

We request that any permission includes the following formal conditions:-

The great crested newt has previously been recorded in environs of the boundary of the application site. This species is protected under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

The presence of a protected species is listed as a material planning consideration under the provisions of Planning Guidance Wales and Technical Advice Note (TAN) Number 5. Therefore, to ensure that this species is not affected by the implementation of the proposal, the applicant should be conditioned to propose and deliver amphibian mitigation proposals to the satisfaction of the local planning authority. We anticipate that appropriate mitigation measures will entail the implementation of Reasonable Avoidance Measures (RAMs). These could potentially include the erection of a 1-way amphibian fence, prior to and throughout the duration of operations and/or supervision of works by an ecologist.

If the great crested newt is found during the implementation of the proposal, we advise that operations may only proceed after an appropriate derogation licence has been issued by Natural Resources Wales (NRW) under Regulation 53 (2) of the Conservation of Habitats and Species Regulations 2010 (as amended) and any conditions complied with. This licence can only be issued for the purposes of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment. Furthermore, this specific licence can only be issued by NRW if it complies with the following criteria: that there is no satisfactory alternative, and the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

In our view, the proposal is not likely be detrimental to the maintenance of the favourable conservation status of any populations of European or British protected species that may be present at the application site.

If works are undertaken without an appropriate licence, we advise that works must immediately stop in the event of the great crested newt being found. Operations can recommence on receipt of the appropriate licence issued by NRW.

We do not believe that the proposal will adversely affect the Chirk Castle & Parkland SSSI

The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Pollution Prevention Guidance Note 5 "Works and maintenance in or near water".

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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cc: Real Planning