

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 01 December 2015 15:21
To: planning_admin
Subject: P/2015/0900 - 16 - 18 Grosvenor Road, Wrexham - NRW Response NRW:00960266

Dear Sir/Madam,

Thank you for consulting us on the above application. We have no objection to the application, but have the following comments:

Bats are protected under the Wildlife and Countryside act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended).

NRW is satisfied that the bat survey by Clwydian Ecology has been carried out to an acceptable standard. The report states that there was no evidence that the structures were currently being used as bat roosts and that they had low potential as a roost. It is therefore unlikely that bats or their roosts will be impacted upon by the proposed works.

Your Authority should ensure that conditions attached to any planning permission issued, ensure that the recommendations within the report are carried out so as to avoid damage to bats. 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.

Regarding the drainage report, we recommend that you consult your local drainage engineers to ensure that the proposal to drain surface water to soakaways is acceptable, if the sewerage undertaker will not accept surface water from the proposal. This is to ensure that a suitable surface water drainage scheme is possible. We also recommend that you consult Welsh Water on the proposal, if you have not already done so.

The proposal is within or may affect a Landscape of Outstanding/Special Historic Interest. While this is not a statutory designation, chapter 6 of Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

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.

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

