

Cerys Jones

From: Emma Broad
Sent: 17 December 2015 13:12
To: Sharon Holman
Cc: planning_admin
Subject: FW: Boozey Fields, Griffiths Road, Gwersyllt (P/2015/0790)- Ecology Comments

NRW additional comments for the file.

Thanks

Emma

From: Ellis, Matthew [Matthew.Ellis@cyfoethnaturiolcymru.gov.uk]
Sent: Thursday, December 17, 2015 12:56 PM
To: Emma Broad
Subject: RE: Boozey Fields, Griffiths Road, Gwersyllt (P/2015/0790)- Ecology Comments

Hi Emma

Thank you for this.

1. I understand that Kingdom Ecology has sent a brief update of ecological information. To date, and as I understand it, this company has submitted few schemes in Wales.
2. I note the reference to the stone wall. It could function as a barrier though, given the subterranean nature of the species, there is the theoretical potential for newts to cross this feature. I suggest that should accept that wall does in part function as a barrier (but with the above caveats).
3. NRW utilized the 250m dispersal approach in respect of selecting land to be included with statutory sites for the species. Whilst I accept the majority of newts state close to ponds, individuals do disperse further. Studies identified in the letter relate to small isolated populations. In north east Wales, we can have substantively larger populations and considerably high densities of ponds. (NB the Cresswell and Whitworth Paper is typically misquoted). We should also add that assessments are based on favourable as opposed to current conservation status.
4. In NRW's view the range of the species will be 250m (500m for juveniles). However barriers to dispersal will affect the fine detail of this. It may well be checking with ARC/Cofnod in the respect of the predicted likelihood of the species being present. Since losing MapInfo I cannot check what the likelihood of occurrence was predicted to be.
5. I agree that it is probably unreasonable in this case to require a typical GCN compensation package. However, you could raise the issue of both Article 10 in respect of the planned provision and management of stepping stone and linear features. It may be that a commuted sum is also required to support off site works given the limited area of green space included within the development boundary.
6. I note the reference to no RAMs. In my view, implementation of this proposal should be subject to some form of RAMS based scheme.
7. In my view, we should probably accept the bat recommendations

I hope this helps.

Matt

Matt

From: Emma Broad [mailto:Emma.Broad@wrexham.gov.uk]
Sent: 17 December 2015 09:54
To: Ellis, Matthew

Cc: Sharon Holman

Subject: FW: Boozey Fields, Griffiths Road, Gwersyllt (P/2015/0790)- Ecology Comments

Hi Matt,

would you mind having a look at this and let me know what you think? Its a site located on the edge of Gwersyllt, its within that area we identified in the LDP as development sites potentially influencing the FCS of GCN within that area. I spoke to the consultant about a commuted sum payment but they submitted this (the developer doesn't want to pay). I'm not sure how far to push it so any thoughts appreciated.

Sharon - What would highways think of this low level of lighting?

Emma

From: Richard Roe [richard.roe@kingdomecology.com]

Sent: Wednesday, December 16, 2015 12:06 PM

To: Emma Broad

Cc: Sharon Holman; 'Justin Paul'

Subject: RE: Boozey Fields, Griffiths Road, Gwersyllt (P/2015/0790)- Ecology Comments

Dear Emma

Please find attached a revised response letter which supersedes that issued on the 15th December. It includes further details on lighting and bat habitat protection measures to be installed as part of the development proposals. The Ecology Response Letter dated the 14th December 2015 should now be disregarded.

If you have any queries or comments please do not hesitate to contact me.

Regards

Richard Roe

Principal Ecologist

Kingdom Ecology LTD

6 Warwick Road

Chorlton, Manchester

M21 0AU

07799844249

From: Richard Roe [<mailto:richard.roe@kingdomecology.com>]

Sent: 15 December 2015 11:34

To: 'Emma Broad' <Emma.Broad@wrexham.gov.uk>

Cc: 'Sharon.Holman@wrexham.gov.uk' <Sharon.Holman@wrexham.gov.uk>; 'Justin Paul' <Justin@j10planning.com>

Subject: Boozey Fields, Griffiths Road, Gwersyllt (P/2015/0790)- Ecology Comments

Hi Emma

Following on from your comments regarding the above scheme (located below) and our telephone conversation, I have been in discussions with my client with a view to addressing any outstanding concerns relating to ecology at the site.

Please find attached my response letter which addresses potential impacts to great crested newt and bat habitat associated with the development.

I would hope that this is now acceptable but if you have any queries or comments please do not hesitate to contact me.

Regards

Richard Roe
Principal Ecologist

Kingdom Ecology LTD

6 Warwick Road
Chorlton, Manchester
M21 0AU

07799844249

Begin forwarded message:

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Date: 16 November 2015 at 17:55:04 GMT
To: "Justin Paul (Justin@j10planning.com)" <Justin@j10planning.com>
Subject: P/2015/0790 Boozey Fields

Dear Justin,

I know have the comments of the Council's ecologist which are as follows.

The site is improved pasture which in itself possess limited ecological value.

- Great crested newt - The report and historical data suggests that there are 2 recorded breeding ponds within 500m of the site, one at a distance of 130m. The ecological report concludes that due to the presence of estate walls and some hardstanding that this pond is sufficiently separated from the site so as to not provide any terrestrial habitat at all. I do not consider that this is entirely the case. The stone wall which runs around the boundary does not make it completely inaccessible as there are gaps and small holes present within. It is also important to consider that the Habitat Regs (2010) require the maintenance of protected species populations at a favourable conservation status. The very limited survey work carried out recently in this area appears to show a deterioration of the population as such land use decisions should focus on maintaining and enhancing habitat where possible. The indicative layout does not appear to sufficiently retain any ecologically diverse corridors. This should be fundamental to the scheme.
- Bats - The trees along the old railway possess limited bat roosting potential however, the larger trees on the southern road side do possess some roosting potential. Given that the site is located on the edge of settlement in a relatively isolated location there is potential for use by feeding, migrating or breeding bats. The impact of dwellings, increased traffic and artificial lighting has the potential to adversely impact on the ability of bat populations to behave as they do within the site as existing. A minimum of three bat activity surveys should be carried out between May and August. This should provide a baseline for activity within the site. Until this information is received the application cannot be adequately assessed for its potential impact.

I will contact you again once I have received further consultation responses, however it would appear from the comments above that the application cannot be determined until next spring and it may be appropriate to withdraw the current application until such time as the above further information is available.

Kind regards
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

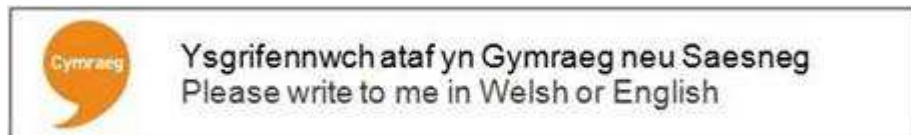
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