

Matthew Phillips  
Planning Control Department  
Wrexham County Borough Council  
16 Lord Street  
Wrexham  
LL11 1LG

Date: 12<sup>th</sup> November 2015

Dear Mr Phillips,

**Conversion of Barn to form 1 dwelling together With Two Storey Rear Extension  
Barn 1, Holt Lodge Farm, Hugmore Lane, Llanypwll, Wrexham, LL13 9YE**

Thank you for consulting us on the above application, which we received on the 4<sup>th</sup> November 2015.

We **OBJECT** to the application as the method of foul drainage has not been specified:

**Foul drainage**

The method of foul drainage has not been specified within the application. Section 16 of the application form, where the method of foul drainage should be specified, has been ticked as "unknown". According to our records, the site is within a mains sewered area. We would object to any private sewerage system within a mains sewered area. The applicant will need to confirm the method of foul drainage.

**Protected Species**

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 (The Tyrer Partnership, 9<sup>th</sup> October 2015) has been carried out to an acceptable standard. The report states that there was evidence that the buildings were currently being used regularly by bats as a roost.

The recommendations proposed within the report should be adhered to so as to avoid damage to bats. Also, your Authority should ensure that there is sufficient scope within any planning permission issued, if our objection above may be overcome, to allow the mitigation recommended in the report, to be implemented.

The implementation of the mitigation recommended in the report will be necessary in order to secure a NRW licence to permit works that will affect bats and bat roosts. The applicant should be advised to contact:

Species Protection Team  
Natural Resources Wales  
Maes-y-Ffynnon  
Penrhosgarnedd  
Bangor  
Gwynedd  
LL57 2DW  
Tel: 0300 065 4814

Email: [specieslicence@naturalresourceswales.gov.uk](mailto:specieslicence@naturalresourceswales.gov.uk)

The licence application will need to be accompanied by a Method Statement containing details of mitigation and compensation for minimising short and long term impacts on the bats. For your information, a NRW licence is only issued once planning permission has been granted.

Please note that we have not considered possible effects on all species and habitats (including nesting birds) listed in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on the Local Biodiversity Action Plan or other local natural heritage interests. To comply with your Authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests.

We recommend that you seek further advice from your Authority's internal ecological adviser and/or nature conservation organisations such as the local Wildlife Trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species ([www.biodiversitywales.org.uk](http://www.biodiversitywales.org.uk)).

Yn gywir / Yours' faithfully,



**Mr. GARETH THOMAS**  
**Swyddog Cyswllt Cynllunio / Planning Liaison Officer**  
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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**



cc: Blueprint