



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-11322-W2T7
Eich cyf/Your ref: P/2015/0736

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

Date: 8th October 2015

Dear Mr Phillips,

**Demolition of Existing Dwelling, Erection of Replacement Two-Storey Dwelling and Detached Garage / Garden Store and Construction of New Paved Terrace
Drury Lane Farm, Drury Lane, Tybroughton, Wrexham, SY13 3BD**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on the 5th October 2015.

We have no objection to the application, but have the following comments:

Bats are protected under the Wildlife and Countryside act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

NRW is satisfied that the bat survey (Leigh Ecology Ltd. 13th July 2015) has been carried out to an acceptable standard. The report states that there was no evidence that the structures on site were currently being used as a bat roost, but bats are using the site to forage. Due to the area being used as foraging ground for bats, we recommend that the RAMs, suggested within page 14 of the report, are submitted to, and approved by the LPA before works begin on site.

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).

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.

The private foul drainage system associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from Natural Resources Wales, unless an exemption applies. The applicant is advised to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that a permit may not be granted. Additional guidance on 'Environmental Permitting' can be accessed: <https://www.gov.uk/environmental-permit-check-if-you-need-one> 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 refer you to the 'Guidance notes for developers' that is attached. We request that a copy of the guidance notes is provided to the applicants with any permission given for the proposal.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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