

Mr Robert Sparey
Policy and Plans Officer
The Planning Inspectorate in Wales
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Date: 15th June 2015

Dear Mr Sparey,

**TOWN AND COUNTRY PLANNING ACT 1990: PLANNING APPEAL SCREENING OPINION
FORMER BROTHER INDUSTRIES SITE, CROESNEWYDD ROAD, WREXHAM: 77 NEW
DWELLINGS AND ASSOCIATED ROADS AND OPEN SPACE**

Thank you for your letter dated 8th June 2015, concerning the above planning appeal.

We consider that a formal Environmental Impact Assessment is not in this case required for the purposes of informing the public decision making process, for the reasons given below. However, we have the following advice for further/updated information:

Protected Sites

The Appeal site is located within 1km of Gatewen Marsh SSSI. This statutory site will not be affected by the proposal. We therefore consider that the proposal alone, will not cause a significant effect on the features, ecological integrity or functionality of any statutory sites of ecological, geological and/or geomorphologic interest. However, otters that utilise this site will form part of the population of otters that constitute a feature of the River Dee and Bala Lake Special Area of Conservation (SAC). Consequently, and when considering in-combination effects, we consider that the ecological functionality of this part of the River Dee catchment for otter can be maintained by the imposition of a 15 metre plus buffer together with:

- The dedication of this area for long term otter conservation purposes; and
- Implementation of long term species-specific management.

Effective consideration of this issue can be considered within the provisions of an Ecological Survey, which includes appropriate mitigation methods, as opposed to a formal Environmental Impact Assessment.

Protected Species

The European otter has been recorded within this part of the Afon Gwenfro. The otter is protected under the provisions of the Wildlife and Countryside Act 1981 (as amended); the EC Habitats and Species Directive (as implemented by the Conservation of Habitats and Species Regulations 2010

(as amended). The proposal has the potential to cause disturbance to otters, during and post construction. Effective consideration of the presence of this species can be considered within the provisions of an Ecological Survey, which includes appropriate mitigation methods, as opposed to a formal Environmental Impact Assessment.

Flood Risk

As indicated in our letter of the 24 January 2013 [Ref: NT/2012/114011/02-L01], the submitted Flood Consequences Assessment (FCA) demonstrated that the development “fully meets the requirements of TAN 15.” Nevertheless, given the time which has elapsed since the FCA was produced – and the fact that numerous other planning permissions have since been granted in the area – we cannot be certain that the conclusions of the FCA remain valid. In addition, since the FCA was originally produced, the Welsh Government have provided additional clarification on some aspects of TAN15, which again could influence the conclusions of the FCA.

We therefore would suggest that the FCA should be updated to reflect recent changes. We do not feel that an Environmental Impact Assessment is required for this update to the Flood Consequences Assessment.

We hope that the above clarifies. If you have any further queries, please contact me on the details below.

Yours' Sincerely,



Mr. GARETH THOMAS

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