

Cyngor Cefn Gwlad Cymru

Countryside Council for Wales

CADEIRYDD/CHAIRMAN: MORGAN PARRY

Anfonwch eich ateb at/Please reply to:

Matthew Ellis

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PRIF WEITHREDWR/CHIEF EXECUTIVE: ROGER THOMAS

Rhanbarth y Gogledd – Swyddfa'r Wyddgrug

North Region – Mold Office

Glan y Nant, Uned 19 / Glan y Nant, Unit 19

Parc Busnes Yr Wyddgrug / Mold Business Park

Ffordd Wrecsam / Wrexham Road

Yr Wyddgrug / MOLD

Sir Y Fflint / Flintshire CH7 1XP

The Planing Inspectorate
Crown Buildings
Cathays Park
CARDIFF
CF10 3NQ

Ein cyf/Our ref: ME/MMJ/SJ34.12.10/1821624

Eich cyf/Your ref: 9188910

21st March 2013

For the attention of Anne-Marie Shivers

Dear Sir / Madam

Town and Country Planning 1990

RECEIVED

25 MAR 2013

THE PLANNING
INSPECTORATE
PINS 3

Appeal Ref No: HH6955/A/12/2188910/WF

Proposal: Construction of a Proposed Storage and Distribution Warehouse

Location: Land South of Ridleywood Lane, Wrexham Industrial Estate, Wrexham

Thank you for your letter of 13th March 2013 seeking our advice in relation to the above planning proposal. The letter was received by myself on the 21st March 2013.

In discharging its functions under section 130 of the Environmental Protection Act 1990, The Countryside Council for Wales champions the environment and landscapes of Wales and its coastal waters as sources of natural and cultural riches, as a foundation for economic and social activity, and as a place for leisure and learning opportunities. We aim to make the environment a valued part of everyone's life in Wales.

We understand from your letter that you require confirmation from CCW as to whether any protected species are likely to be affected by the proposals.

Our comments and observations in respect of this question are as follows:

1. We can confirm that the application site is known to support a population of the European protected great crested newt. This species is protected under the provisions of the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).
2. Regulation 9 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires public bodies in exercise of their functions, to have regard to and,



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in respect of enactments relating to nature conservation to secure compliance with the requirements of the 1992 'Habitats' Directive (92/43/EEC)

3. The population of great crested newts at this site form a component part of Wrexham Industrial estate great crested newt meta population. This meta-population, located within and in the environs of the Wrexham Industrial Estate, is considered to be of national significance.
4. The applicant has considered the impacts of the proposed development on the species. Possible impacts include loss of habitats; disturbance, death or injury during construction; habitat severance; and incidental capture during and post construction.
5. To mitigate or compensate possible impacts on the species, the applicant has outlined proposals that aim to ensure no detriment to the maintenance of the favourable conservation status of the population of great crested newts at the above proposed development site.
6. We consider the applicant has submitted sufficient outline information to evidence no significant adverse impacts on the species, including those associated with demonstrating no detriment to the maintenance of FCS of the population of the species at the proposed development site (as required by Article 16 of the Habitats Directive).
7. However, we consider that insufficient information has been provided to enable the proposal in its current form to be implemented. We are therefore of the view that outstanding issues can be addressed by the imposition of planning conditions or obligations in respect of the safeguard and long term protection of the great crested newt. We would be pleased to supply further information to inform planning conditions/obligations if required/

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yours faithfully



pp **Matt Ellis**
Regional Species Officer
North Wales