

Joanna Barnett

From: Janet Sutherland
Sent: 18 April 2012 15:16
To: planning_admin
Subject: FW: Mill House Studio P/2012/0060

Importance: Low

Please attach to planning file as Additional information

From: Craig Baugh [mailto:CraigBaugh@isp-architects.co.uk]
Sent: 18 April 2012 11:45
To: Janet Sutherland
Cc: chris smith
Subject: RE: Mill House Studio P/2012/0060
Importance: Low

Morning Janet,

To keep you updated we have instructed 3D modeling to be undertaken to satisfy the EA and are taking advice from Marches Ecology with regard to the biodiversity issues – any surveys/information they advise will be undertaken ASAP and submitted to you for a decision to be made.

Any queries please call.

Regards

Craig Baugh BA (Hons) Architecture

Architectural Technician
Code for Sustainable Homes Assessor



ISO 9001



ISO 14001



OHSAS 18001



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From: Janet Sutherland [mailto:Janet.Sutherland@wrexham.gov.uk]
Sent: 27 March 2012 11:11
To: Craig Baugh
Subject: Mill House Studio P/2012/0060

Craig,

I have just reviewed all the other consultation replies in connection with this development, and I must advise that both our ecologist and CCW have issues. CCW has raised a formal objection, and unless further information is submitted to demonstrate that this development will not have adverse ecology effects, the application cannot be supported.

I must advise that an ecology assessment report is therefore required before any supporting decision can be made. Background information concerning this need can be found in LPG Note 32: Biodiversity and Development

(<http://www.wrexham.gov.uk/assets/pdfs/planning/lpg/guide32.pdf>), and this recommends that 3 steps should be undertaken. TAN 5 is also relevant.

The Council is also required to undertake a Test of Likely Significance for the development (before any permission can be supported) and this cannot be completed until extra ecology information has been submitted. At this stage, we note that Wych Brook is adjacent to the site, and this is known to support important protected species linked to those of the River Dee SAC, and therefore the potential for pollution must be examined. The application confirms that foul drainage is proposed to connect to an existing septic tank, and therefore assurance is sought that this tank has enough capacity to deal with any increased waste, and that this will operate at a standard high enough to prevent pollution to the adjacent adjoining water course. Will any tests be carried out to assess the suitability of this equipment, and what will happen if this tank is not suitable? Is the existing tank positioned outside areas which are prone to flooding? The plans do not show its position of the tank, and this together with the outfall should be shown on the plans.

The Mill structure (to be demolished) has potential to support protected bat species, and therefore a bat survey is required to assess this. If a presence is found, a licence is required before development commences, and there are restrictions for the licence. Mitigation and the implementation of Reasonable Avoidance Measures (RAMs) could be necessary, and this has implications for the timing of work, could involve the need for bat friendly design features within the building, and long term provision of roosting sites.

Otters are known to breed in the area, and evidence of their presence is regularly found at the bridge downstream from the site. Therefore new garden area could impact the current 'wild' nature of this section of the river, and this impact requires assessment and consideration. Over the years there has been increase usage of land adjacent to Wych Brook and this is leading to a gradual loss of habitat for resting otters. The development should not lead to further loss, and therefore some form of protection of the river bank area running through this area is required to provide a natural buffer area for wildlife. The use of machinery etc might need to be controlled to ensure that otters do not get entrapped in these items overnight.

Please arrange for the appropriate information. If these surveys cannot be carried out, it is suggested that the application is withdrawn and re-submitted once the information is available.

Kind Regards,

Janet

Janet Sutherland | Senior Planning Officer

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