Ellie Jones

From: planning_admin
To: Philip Mullineux
Subject: RE: P/2025/0697 - HYBRID PLANNING APPLICATION - Wrexham Railway station

[redacted]
Sent: 05 October 2026 16:18
To: Philip Mullineux [redacted]
Subject: RE: P/2025/0697 - HYBRID PLANNING APPLICATION - Wrexham Railway station

Good afternoon Philip,

Following a review of application P/2025/0697, and in addition to the comments already provided by the ecologists, I have the following additional comments:

- The Ecological Impact Assessment states that 12 trees would be lost (section 6.17) as a result of the proposed development, and that this loss cannot be mitigated (section 6.20). However, the Biodiversity Impact Assessment identifies the loss of 10 urban trees (section 4.5). Clarification is therefore required regarding the correct number of trees proposed for removal.

  Confirmation is also required as to whether any of the trees proposed for removal have the potential to support roosting bats. Further justification should be provided as to why the loss of these trees is considered incapable of mitigation, particularly in relation to replacement tree planting and other appropriate ecological mitigation measures.

- An Ecological Constraints and Opportunities Plan (ECOP) should be provided. This should clearly identify the ecological constraints associated with the site and set out all proposed ecological mitigation, compensation and enhancement measures.
- A sensitive lighting scheme should be prepared and submitted to the Local Planning Authority for approval.

If you need anything further, please don't hesitate to get in touch.

Many thanks,

[redacted]