SHEN Planning Consultants
College House
17 King Edwards Road
Ruislip, London
HA4 7AE
18th October 2024

Dear Sir / Madam,

NON MATERIAL AMENDMENT	**CONDITION 16**
PLANNING PERMISSION	**P/2015/0337**
LOCATION	**BERSHAM BANK COLLIERY TIP, PLAS GRONO ROAD, RHOSTYLLEN, WREXHAM LL14 4EG**

1.0 INTRODUCTION

1.1 SHEN is instructed to submit an application for a Non-Material Amendment (NMA) to planning permission P/2015/0337. The NMA relates to Condition 16 (Ecology) and delivers clarification to the phasing of the development, and consistency with other conditions.

2.0 CONDITION 16 - ECOLOGY

2.1 Condition 16 is a phased pre-commencement condition requiring the submission and approval of ecological assessments and reports to establish the baseline data and potential mitigation required in each phase of the development. The current condition is limited and restrictive in its scope and submission of the ecological assessments and reports.

2.2 The proposed NMA to Condition 16 is as follows:

Prior to the commencement of each phase of development, an Ecological Survey (including any identified mitigation) shall be submitted to, and approved in writing by, the Local Planning Authority.
The phased submission and scope of the Ecological Surveys shall be consistent with the development including:
a) Phase 1;
b) Phase 2;
c) Phase 3;
d) Phase 4;
e) Phase 5:
f) Phase 6;
g) Restoration and Aftercare
As detailed on the approved Phasing Plans Reference:
a) Drg 04 A1 Phases 1 and 2
b) Drg 05 A1 Phases 3 and 4
c) Drg 06 A1 Phases 5 and 6
The development shall be carried out in strict accordance with the approved mitigation details.

2.3 If you have any queries, please do not hesitate to contact SHEN using the details provided.

Kind regards,
SHEN Planning Consultants