Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-277860-V0Y7
Eich cyf/Your ref: P/2025/0286

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 09 April 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: TYNNU AMOD 10 AC AMRYWIAD 2, 3, 4 A 5 CANIATÂD CYNLLUNIO P/2024/0247 I DIWYGIO CYNLLUNIAU CYMERADWY A CYNLLUN Y SAFLE / REMOVAL OF CONDITION 10 AND VARIATION OF CONDITIONS 2, 3, 4 AND 5 OF PLANNING PERMISSION P/2024/0247 TO AMEND APPROVED PLANS AND SITE LAYOUT

LLEOLIAD/LOCATION: NORISH LTD, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 31 March 2025.

We have no comment in relation to the variation of conditions 2, 4 and 5 or the removal of condition 10. We have no objection to the variation of condition 3 as submitted and provide the following advice.

Condition 3 (Ecology)

We have reviewed the following documents submitted in support of this application for the variation of Condition 3:

- Great Crested Newt Conservation Plan, Norish Ltd. Wrexham Industrial Estate, Reference 784-B067397, Version 3 dated 21/03/2025, Tetra Tech Ltd.
- Planning Statement, Norish Cold Storage, Revision 1 dated March 2025, Carney Sweeney

We note that the Great Crested Newt Conservation Plan has been updated in response to amended landscape proposals and that Section 3.1.8 of the Planning Statement confirms "*No changes are proposed to the safeguarded 'ecology area' at the east of the site, which is reserved for ecological mitigation…"* .

Section 2.1.1 (page 7) of the Planning Statement states that "*We consider compliance with the Conservation Plan as submitted satisfies the requirement of Condition 3 such that it can be amended to require compliance with the submitted Conservation Plan…".*

We have no objection to the variation of the wording of Condition 3 to a compliance condition referring to the submitted Great Crested Newt Conservation Plan (Reference 784-B067397, Version 3 dated 21/03/2025).

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.