Planning Department
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

Via planning portal only

Our ref: 80092

Tuesday, 24 June 2025

Dear Sir/Madam,

DISCHARGE OF CONDITION 4 ATTACHED TO PLANNING PERMISSION P/2025/0115

ERECTION OF REPLACEMENT AGRICULTURAL BUILDING AT PENYLLAN FARM, WREXHAM ROAD, MARCHWIEL, WREXHAM, LL13 0PF

On behalf of our clients Mr and Mrs Lloyd, please find enclosed an application for the approval of details reserved by Condition 4 of planning permission reference P/2025/0115 at Penyllan Farm, Wrexham Road, Marchwiel, Wrexham, LL13 0PF.

In addition to this supporting letter, the following accompanies the application seeking formal approval for the details reserved by the condition:

- Dwg No: 80092 / GH / 001 – Site Location Plan
- GCN Reasonable Avoidance Measures Method Statement - Land at Penyllan Farm [By: Arbor Vitae Environmental]

Condition 4:

'No development, including site clearance, shall commence until a Great Crested Newt (GCN) Plan of Reasonable Avoidance Measures (RAMs) has been submitted to and approved in writing by the Local Planning Authority. The plan of RAMs should include the submission of details concerning both reasonable avoidance and mitigation measures. The plan shall be carried out in strict accordance with the approved details.'

A Great Crested Newt Reasonable Avoidance Measures Method Statement, prepared by Arbor Vitae Environmental accompanies this application, containing both reasonable avoidance and mitigation measures for the approved development.

The requirements of Condition 4 are therefore met.

Summary

I trust that the above and enclosed are to your satisfaction and I look forward to receiving some initial feedback on the submission shortly. In the meantime, should you have any queries please do not hesitate to contact me.

Yours Faithfully,

[redacted]

Gwyn Humphreys BSc (Hons) AssocRTPI
Planning Consultant
For and on behalf of Roger Parry & Partners LLP

gwyn@rogerparry.net
01691 655334