

Ein cyf/Our ref: CAS-251363-B8C7
Eich cyf/Your ref: P/2023/0782

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 27 March 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: TYNNU AMODAU 10, 11 AC 12, AC AMRYWIAD 1, 2, 3 AC 17 O CANIATAD CYNLLUNIO P/2019/0154 I YMESTYN TERFYN AMSER AR GYFER CYCHWYN DATBLYGIAD, DIWYGIO CYNLLUNIAU CYMERADWY, ECOLEG, DIWYGIO DEUNYDDIAU / REMOVAL OF CONDITIONS 10, 11, 12 AND VARIATION OF CONDITIONS 1, 2, 3 AND 17 OF PLANNING PERMISSION P/2019/0154 TO EXTEND TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT, AMEND APPROVED PLANS, ECOLOGY AND AMEND MATERIALS

LLEOLIAD/LOCATION: Salem Chapel, Pisgah Hill, Pentre Broughton, Wrexham, LL11 6DB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 13 March 2024.

We have no objection to the variation of condition 17 and provide the following advice.

We have no comment in relation to the removal of conditions 10, 11 and 12. We have no comment in relation to the variation of conditions 1, 2 and 3.

Condition 17: Protected Species

We have reviewed the updated ecological report (Wake, K., March 2024, Salem Chapel, Pentre Broughton: Mitigation Strategy, Reference EE.3669.22.KW Version 3, by Enfys Ecology). We advise that this is satisfactory and have no objection to the variation of condition 17 to secure implementation of the bat avoidance, mitigation and compensation measures in accordance with the updated ecological submissions.

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

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.