

Eich Cyf/Your Ref	
Ein Cyf/Our ref	P/2023/0682
Dyddiad/Date	20/05/2025
Gofynner am/Ask for	Sarah Hill
Rhif Cyswllt/Contact No	01978 298743
E-bost/E-mail	sarah.hill@wrexham.gov.uk

Dear Mrs Rogers,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**PROPOSAL: ADEILADU ADEILAD AMAETHYDDOL (OL WEITHREDL) /
ERECTION OF AGRICULTURAL BUILDING (IN RETROSPECT)
LOCATION: PENRHOS FARM PENRHOS BRYMBO WREXHAM LL11 5LU**

I refer to the above planning application which is still pending determination.

I have been unable to contact your agent for the application. I wish to advise you that insufficient information is available at present to enable me to support the application. This information was first requested through contact with your agent on 15th December 2023 and again on 13th November 2024.

A Heritage Impact Assessment (HIA) is required – this has been requested by both CADW and the Council's Conservation Officer. The HIA should include an assessment of the impact of the proposed development on the setting of the Penrhos Engine House scheduled monument. This must be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017). I can confirm that such an assessment will be required before I could recommend approval of the application.

In order to progress this application to determination in a more timely manner moving forward, I would like to provide you with an opportunity to submit this outstanding information or to formally withdraw this application, within 3 weeks from the date of this letter. If this information is not supplied within this timescale or if the application is not withdrawn, then the Planning Service will assume that you do not intend to provide this information and therefore, will progress with the determination of your application. In such circumstances, the application will be determined solely on the basis of the information currently supplied to date, which will likely result in the refusal of this application. Please note that no further extension to the 3 week period will be granted.

However, as a gesture of good will, if the application is withdrawn within the required timescale the Council will waive the planning fee for a resubmission provided that the resubmission is received within 6 months from the date of the withdrawal.

Please advise me of your intentions in writing no later than 10th June 2025.

Yours Faithfully

Sarah Hill

Sarah Hill

*Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Economy and Planning, Wrexham County Borough Council*