

**PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF 5 DWELLINGS AND
PROPOSED NEW ACCESS (APPEARANCE AND LANDSCAPING RESERVED)**

**LOCATION LAND ADJACENT TO MOUNT ALYN GATEHOUSE CROESHOWELL HILL
ROSSETT WREXHAM**

Your Ref: P/2024 /0092

Thank you for consulting the shared Minerals and Waste Planning service with regard to the above application which we received on 19 April 2024.

We have considered the additional information submitted on the above in the letter reference 'Minerals Assessment Cover Letter, KEDD limited' dated 21 March 2024 and wish to maintain the **OBJECTION** to the application.

Whilst it is appreciated that '*extraction operations*' may have been completed in the locality, there remains environmental implications associated with restoration works which include noise and dust.

It is considered that the proposal conflicts the provisions set out in MTAN1 and Wrexham Local Development Plan (LDP) Policies DM1 and MW2.

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

Yours faithfully
Charlie Pope

Charlotte (Charlie) Pope

Uwch Swyddog Cynllunio | Senior Planning Officer
Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru | North Wales Minerals and Waste Planning Service
Cynllunio, Amgylchedd ac Economi | Planning, Environment & Economy
Cyngor Sir y Fflint | Flintshire County Council