

Ein cyf/Our ref: CAS-253722-S2Z0
Eich cyf/Your ref: P/2024/0228

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 22 April 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: DISCHARGE OF CONDITIONS 3 (BIOSECURITY), 4 (EARTHWORKS) AND 5 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING PERMISSION P/2023/0640

LLEOLIAD/LOCATION: LAND OFF, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 April 2024.

We have no objection to the discharge of Conditions 3 and 4 and provide the following advice. We have no comments to make on Condition 5.

Conditions 3 and 4

We have reviewed the following reports submitted to support this application:

- Armstrong. E. (2023). GREAT CRESTED NEWT METHOD STATEMENT & POND SPECIFICATION At Plot 3A – Ecological Compensation & Enhancement Area,. United Environmental Services. (Unpublished Report No UES03448/31)
- Kenwright, T. (2024). Biosecurity Risk assessment Plot 3A – Ecological Compensation & Enhancement Area,. United Environmental Services. (Unpublished Report No UES03448/42)

We advise that the submitted reports are satisfactory for the purposes of discharging Conditions 3 and 4.

We note that, if the site is to be subsequently used for future Great Crested Newt compensation, a change of tenure will be required. We advise the applicant that any change of tenure should accord with the definition of a “responsible” body under Part 7 of the Environment Act 2021.

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,

Garmon Lewis

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.