

Matthew Phillips

From: Arwel.Williams@gov.wales on behalf of LQAS@gov.wales
Sent: 07 September 2022 18:31
To: Matthew Phillips
Cc: James.Fulton@ametproperty.com; James.Cooke@gov.wales
Subject: RE: P/2021/0676 - Land to the North of Maelor Gasworks
Attachments: 2022.8.31 Agricultural Land Classification Issue 1.pdf

Dear Matthew,

(James Fulton – for information)

Thank you for consulting the Department for validation of the ALC survey at Land to the North Of Maelor Gasworks. This response is made in accordance with Technical Advice Note (TAN) 6, Annex B6 and relates to technical information only; not the merits or otherwise of the proposal.

1. Agricultural Land Classification (ALC): Technical Assessment

A detailed ALC Survey has been undertaken of the site by Amet Property (Report Ref: Agricultural Land Classification – Land to the North of Maelor Gasworks, dated 31st August 2022 – Issue 1 – copy attached for information). The ALC survey report has been validated by the Department and has been completed to an acceptable standard as per '[Guidelines and Criteria for Grading the Quality of Agricultural Land](#)' (MAFF 1988). **The report confirms that the area surveyed contains 6.0ha ALC Subgrade 3b, 0.8ha Grade 4 and 1.1ha Grade 5 – Total of 7.9ha surveyed.**

2. Agricultural Land Classification (ALC): Advice:

The ALC Survey Report (Report Ref: Land to the North of Maelor Gasworks, dated 31st August 2022 – Issue 1) can be accepted by your Authority as an accurate reflection of the agricultural land quality on the site.

Regards

Arwel Williams

Arwel Wyn Williams
Cyngorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor
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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 05 September 2022 13:18

To: LQAS <LQAS@gov.wales>

Subject: RE: P/2021/0676

Dear James,

I have received the attached ALC report from the applicants.

Please could you review the report and advise me if you agree with the findings in respect of land classification.

Regards

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy

Cynllunio a Rheoleiddio/Planning and Regulatory



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