

Cerys Jones

From: Sharon Holman
Sent: 28 February 2022 16:44
To: planning_admin
Subject: FW: P/2021/1158 - Land At Tupa, Penley Hall Drive, Penley, Wrexham, LL13 0LU (Minor) NRW:00966936

civ- nrw resp

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 24 February 2022 02:20 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Subject: P/2021/1158 and P/2022/0104 - Land At Tupa, Penley Hall Drive, Penley, Wrexham, LL13 0LU (Minor) NRW:00966936

Dear Sharon,

We note the section 73 application P/2021/1158 is to vary conditions 1 and 3 of permission P/2019/0835. As such, even though the development proposed was judged to be acceptable in principle when the original permission was granted, that decision predates the publication of our evidence package. We therefore advise that you will need to consider the implications of this as part of your determination of this application. For further information, please refer to the [Planning Advice](#) on our website. Ultimately, it is for your Authority to consider to what extent you treat this advice as a material consideration in the context of the current application. If you determine that NRW's Planning Advice is a material consideration to this s73 application, then you will need to consider HRA and screen the proposal accordingly.

Kind regards,

Gareth Thomas
Development Planning Adviser
NRW

----- Original Message -----

From: Sharon.Holman@wrexham.gov.uk <sharon.holman@wrexham.gov.uk>;
Received: Mon Feb 21 2022 09:14:50 GMT+0000 (Greenwich Mean Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: P/2022/0104 - Land At Tupa, Penley Hall Drive, Penley, Wrexham, LL13 0LU (Minor) NRW:00966918

Hi Gareth,

Thank you for your response.

Reserved Matters

There remains a reasonable likelihood of protected species being present at the site. The ecology information will be fully considered when the application to discharge the ecology conditions, attached to the Outline permission, is received. I will consult NRW again when such an application is received.

Variation of Condition

What is NRW's opinion please? If planning permission has already been granted on the site, are we able to say in the HRA that the proposal will have no greater impact than that which has already been approved? I would really appreciate your guidance as to how we should be considering the application type.

Thanks again,

Sharon

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Sent: 17 February 2022 01:58 PM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Cc: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Subject: P/2022/0104 - Land At Tupa, Penley Hall Drive, Penley, Wrexham, LL13 0LU (Minor) NRW:00966918

Hi Sharon,

Thank you for your email dated 8th February.

With regards to the Reserved Matters application, we note your confirmation that foul drainage is not relevant.

We note that there is no information about protected species with the Reserved Matters application, despite numerous Great Crested Newt records nearby, and we are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

In relation to the Variation of Condition application (for the extension of time, P/2021/1158), we note that you consider HRA may be a relevant consideration. On this basis, we would therefore advise that the proposal should be screened through a Habitats Regulations Assessment (HRA), to determine whether it is likely to have a significant effect on the River Dee and Bala Lake SAC. Should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Kind regards,

Gareth Thomas

Development Planning Adviser

Natural Resources Wales

----- Original Message -----

From: Sharon.Holman@wrexham.gov.uk <sharon.holman@wrexham.gov.uk>;

Received: Tue Feb 08 2022 15:13:13 GMT+0000 (Greenwich Mean Time)

To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;

Subject: P/2022/0104 - Land At Tupa, Penley Hall Drive, Penley, Wrexham, LL13 0LU (Minor) NRW:00966880

Hello Gareth,

Thank you for your email.

In allowing the appeal, the Inspector determined that drainage conditions were not required, at outline stage, or by way of submission as part of the reserved matters application. Drainage is not therefore a material consideration for this reserved matters application.

We have though received a Variation of Condition application to amend the outline permission, to extend the life of the permission (P/2021/1158). I think this would present the opportunity to re-visit the drainage requirements for the site. However, the NRW response I received doesn't raise drainage (and the SAC) as a matter for consideration. Please see attached response. This could be an error possibly?

Kind regards

Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer

Cynllunio a Rheoleiddio / Planning and Regulatory



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From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Sent: 08 February 2022 02:18 PM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: P/2022/0104 - Land At Tupa, Penley Hall Drive, Penley, Wrexham, LL13 0LU (Minor) NRW:00966880

Dear Sharon Holman,

Thank you for consulting NRW on the above reserved matters.

It appears that the principle of the development was granted by appeal in February 2021, however, we cannot see whether foul drainage had been agreed by that permission, Could you please confirm whether the foul drainage system is a material consideration of this new, reserved matters application? We cannot find any details of the proposed system.

Kind regards,

Gareth Thomas

Development Planning Adviser

Natural Resources Wales

----- Original Message -----

From: Cerys.Jones@wrexham.gov.uk <cerys.jones@wrexham.gov.uk>;
Received: Thu Feb 03 2022 15:19:52 GMT+0000 (Greenwich Mean Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue
<northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: Consultation Letter P 2022 0104

Dear Sir or Madam

Please find attached a consultation letter

Kind regards

Cerys

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

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